

RENOVATED CHARACTER FARMHOUSE WITH GÎTE, POND AND 4.84 HECTARES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

RENOVATED CHARACTER FARMHOUSE WITH GÎTE, POND AND 4.84 HECTARES...

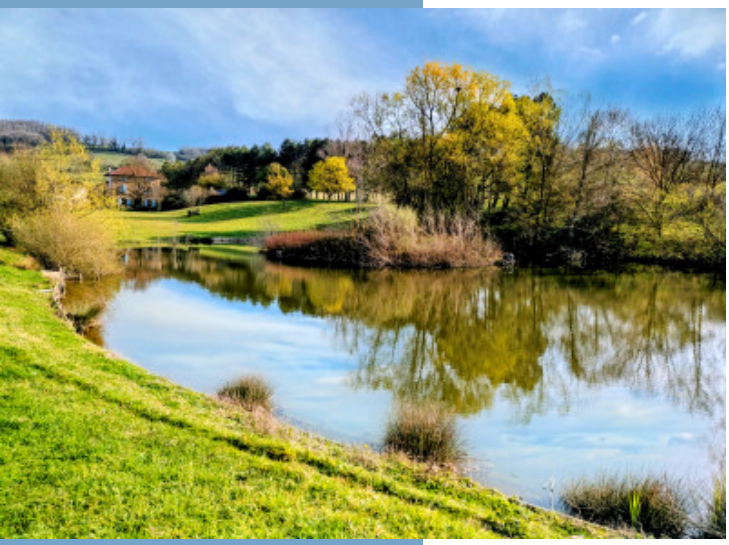




PROPERTY FACT FILE

REFERENCE	A43743MKF26
PRICE	€ 680,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	246 m²
LAND	48395 m²
TOWN	Saint-Christophe-et-le-Laris
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Private drainage, Lake, Garage

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Fully renovated character farmhouse
- Independent 84 m² gîte
- EPC rating A and efficient systems
- 130 m² garage over two levels
- Private pond with an island

RENOVATED CHARACTER FARMHOUSE WITH GÎTE, POND AND 4.84 HECTARES...

Ref : A43743MKF26

Located in the Drôme des Collines, just a few minutes from the Palais Idéal du Facteur Cheval, this characterful former farmhouse dating from 1905 has been fully renovated. It offers approximately 246 m² of living space, comprising a 162 m² main house and an independent 84 m² gîte. Exposed stone walls and wooden beams preserve the



DESCRIPTION

Just a few minutes from the Palais Idéal du Facteur Cheval, this characterful former farmhouse, dating from 1905, has been fully renovated to provide a comfortable and well-maintained home. The property offers approximately 246 m² of living space, divided between a main house and an independent gîte, set within around 4.84 hectares of land. It also benefits from a private pond of approximately 2,000 m² with its own island, as well as numerous outbuildings.



The main house offers approximately 162 m² of living space. Several features recall the property's agricultural heritage, including exposed stone walls and wooden beams. The living areas are spacious and bright, with an open-plan kitchen and dining room, together with a separate sitting room. The house also includes several bedrooms and shower rooms, providing comfortable family living. The approximately 60 m² of attic space offers further potential for conversion, depending on the future owner's needs.

Adjoining the main house, the approximately 84 m² gîte has its own living space and offers a range of possibilities. It could naturally be used as a holiday rental or guest accommodation, but would also make an ideal independent space for family and friends. Its layout and separate access provide genuine privacy from the main part of the property.

The property extends over approximately 4.84 hectares, offering a peaceful setting with a variety of different areas and uses. At the heart of the grounds, a private pon...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43743MKF26

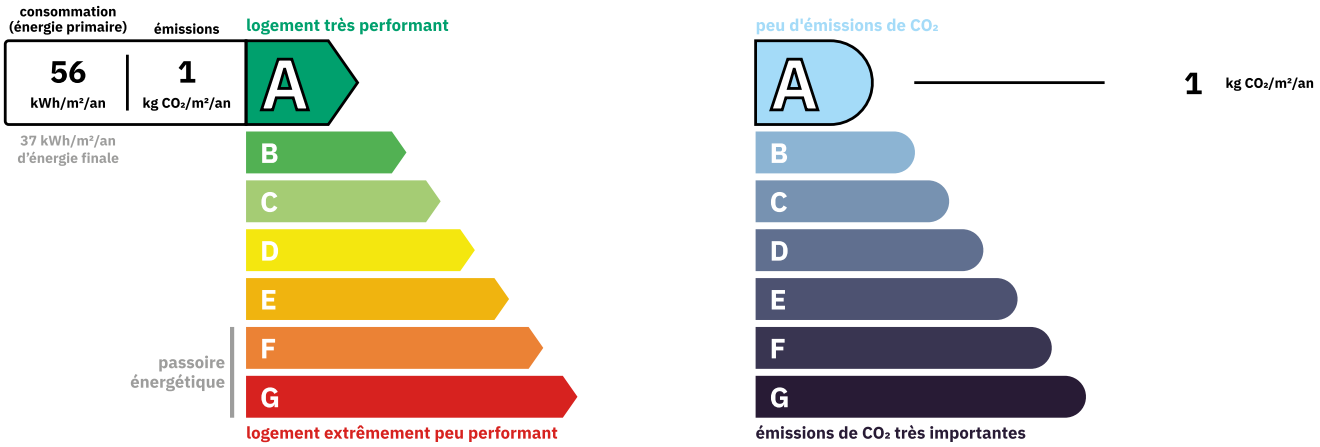
COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

Ref : A43743MKF26

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 510 € and 740€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A43743MKF26
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr