IMPRESSIVE SOUTH FACING HISTORIC GEM WITH 6 BEDROOMS, CONSERVATORY, POOL, LARGE GARAGE AND GARDENS.

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

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PROPERTY FACT FILE

REFERENCE	A43939CPI17
PRICE	€ 875,650 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (830 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	2
ACCOMMODATION	456 m²
LAND	2897 m²
TOWN	Aumagne
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Habitable
FEATURES	Swimming Pool, Mains drainage, Garage

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

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- Original features and architecture
- Late 19th-century winter garden
- Large multi car secure garage
- Ornamental pool with bridge
- Magnificent 19th Century Marquise (glazed porch)

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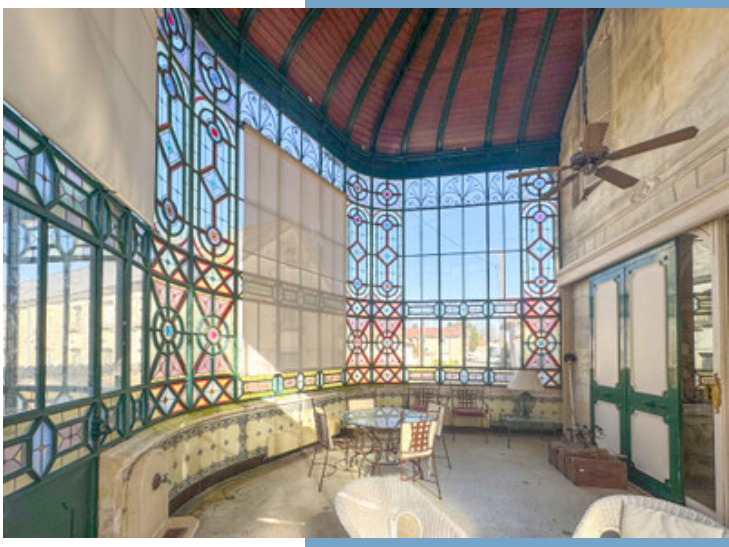

This is a magnificent south facing property, believed to have been built from 1820 onwards, nestled in the heart of a private, enclosed garden. The last section, the most luxurious, dates from 1890. Double gates lead onto a gravel terrace. The façade of the house features two unique original features: a large 'marquise' (glazed porch) above a

DESCRIPTION

On the first floor are six large, light-filled bedrooms, all overlooking the garden and the swimming pool.
The house is partly fitted with double glazing and has oil-fired central heating (a recently installed condensing boiler and an oil storage tank). It has a water softener and is connected to the mains drainage system. The house has recently been connected to fibre.

More details:

Ground floor
ENTRANCE HALL (14 m²)
BILLIARD ROOM (34 m²)
CONSERVATORY (34 m²)(Jardin d'Hiver)
LIVING ROOM (33 m²)
DINING ROOM (39 m²)
KITCHEN (34 m²)
WC
LAUNDRY ROOM
GARAGE with space for approximately 5 cars, electric roller door
CELLAR
STORAGE ROOMS (adjacent to the garage)

First floor
BEDROOM 1 (27 m²)
BEDROOM 2 (23 m²)
WC
BEDROOM 3 (19 m²)
BEDROOM 4 (22 m²)
BEDROOM 5 (25 m²)
BEDROOM 6 (24 m²)
SHOWER ROOM
KITCHEN
SHOWER ROOM
ATTIC

Outside
8 x 5 m heated swimming pool, surrounded by a terrace with a

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43939CPI17

COMPLETE FILE AND PHOTO ON REQUEST

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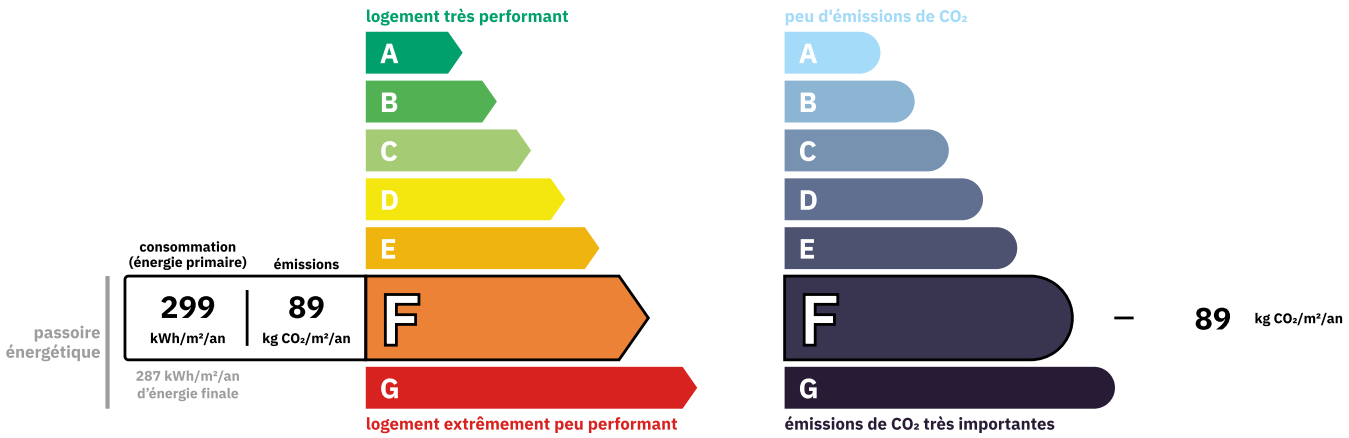
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 16870 € and 22860€ for 2023

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.

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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

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

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