

SUMPTIOUS ARCHITECT DESIGNED PROPERTY WITH INDOOR SPA, IN PEACEFUL SETTING YET WALKING DISTANCE FROM VILLAGE

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PROPERTY FACT FILE

REFERENCE	A43974GJP47
PRICE	€ 1,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	320 m²
LAND	6768 m²
TOWN	Eymet
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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

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- Interior infinity swimming pool, heated
- Within walking distance to village
- Exceptional energy performance
- 16 solar panels generating electricity
- Central heating system with underfloor heating

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An exceptional property, combining contemporary elegance with a commitment to sustainability. A bespoke, single-storey home offering three suites with luxurious bathrooms, striking a perfect balance between design and nature.
Built using fine materials, reclaimed antique stone and sustainable



DESCRIPTION

An exceptional property of approximately 320 m², combining modern comfort with high energy efficiency (Class A), thanks to underfloor heating powered by a heat pump and 16 discreetly integrated solar panels.

Upon entering the 10 m² entrance hall with guest WC, you'll discover a spectacular 123 m² living area, bathed in light, comprising a top-of-the-range fitted kitchen with a pantry, a dining room and a TV lounge arranged around an elegant open-plan fireplace. A mezzanine (14.10 m²) houses a study with access to a terrace offering unobstructed views.



The 83 m² wellness area features an indoor swimming pool (8x4 m, chlorinated), a sauna and a shower room with WC. A hallway (6.12 m²) leads to the sleeping quarters, comprising a master suite (22 m²) with a dressing room and en-suite bathroom/shower room, a separate WC (9.33 m²), as well as two further bedrooms with storage and en-suite shower rooms.

A utility room (15 m²), a basement with a wine cellar (18 m²) and a boiler room complete the property. A garage, a carport with an electric charging point and a landscaped garden round off this rare find.

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

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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43974GJP47

COMPLETE FILE AND PHOTO ON REQUEST

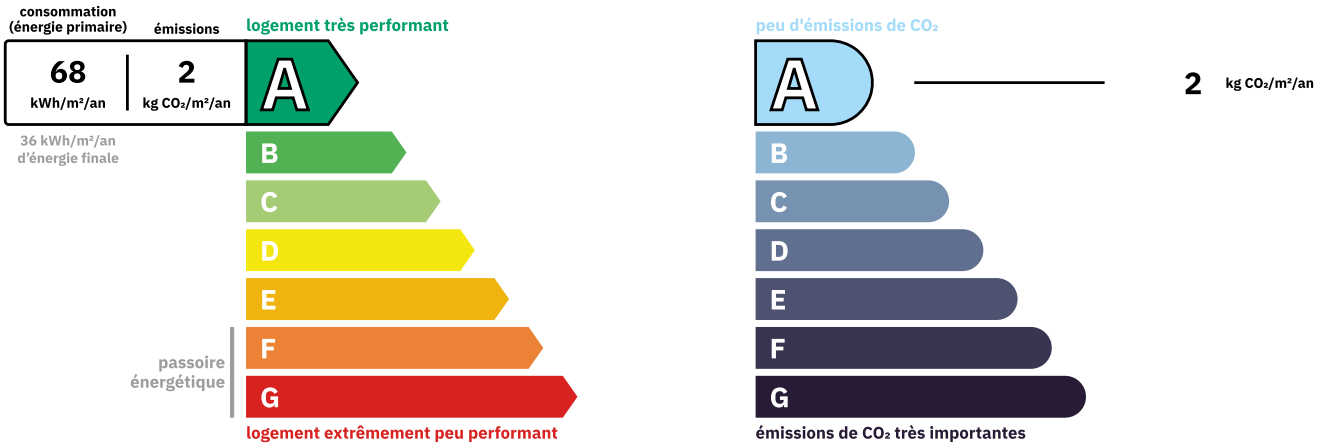
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ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 2020 € and 2780€ 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.

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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