



EXCEPTIONAL CHARACTER PROPERTY WITH 17
ROOMS, 8 BEDROOMS AND LARGE SOUTH
FACING WALLED GARDEN

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SOUTH FACING WALLED
GARDEN...



PROPERTY FACT FILE	
REFERENCE	A4441 ILLD82
PRICE	€ 697,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	235 m ²
LAND	473 m ²
TOWN	Saint-Antonin-Noble-Val
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	
FEATURES	High speed internet, Business potential, Character property
*Price based on current exchange rate which is subject to change	



- Located in a beautiful village with all amenities
- Large and airy rooms
- Proven income as a successful Bed & Breakfast
- South facing walled garden
- Energy-efficient living with B energy rating

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Situated in the heart of the enchanting medieval village of Saint-Antonin-Nobel-Val, this exquisite property presents a rare opportunity to acquire an elegant and substantial residence in one of the most sought-after settings in southwest France.

DESCRIPTION

On the ground floor: Entering into the property, you will encounter a stunning large entrance hall (31 m²). The entrance hall leads to the first dining room (22m²) which has access to the walled garden as well as the second dining room (18 m²). Leading from the first dining room is a fully equipped kitchen (15m²) which accesses a large utility room/storage room (33m²). A large studio apartment with kitchenette, shower room and separate toilet with direct access to the street (27m²) is accessible through a small corridor on the ground floor;

First floor: The owner's apartment on this floor comprises bedroom 1 (25m²), bathroom 1, bedroom 2 (21m²) with en-suite bathroom, living room (28m²) with log burner, dining room (25m²), kitchen (19m²), study (13m²);

Second floor: This floor offers 5 elegant and spacious light filled bedrooms all with bathrooms – bedroom 3 (21m²), bedroom 4 (22m²) with solarium terrace (24m²) with views of the Roc d'Anglars, bedroom 5 (29m²), bedroom 6 (29m²), bedroom 7 (22m²);

Third floor: Very large attic (fully insulated) offering the possibility to create another room;

Outside: beautiful walled garden (473m²), garden room for covered dining / sitting area.

EXTRA:

The main house benefits from recently installed heat and water pumps providing year-round comfort and energy efficiency.

Included in the sale are all the necessary business assets for a seamless continuation of the bed and breakfast:

- Professional website and domain name
- Active soc...

More Online :

[https://leggettprestige.com/luxury-property-for-sale/view/A4441 ILLD82](https://leggettprestige.com/luxury-property-for-sale/view/A4441ILLD82)

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

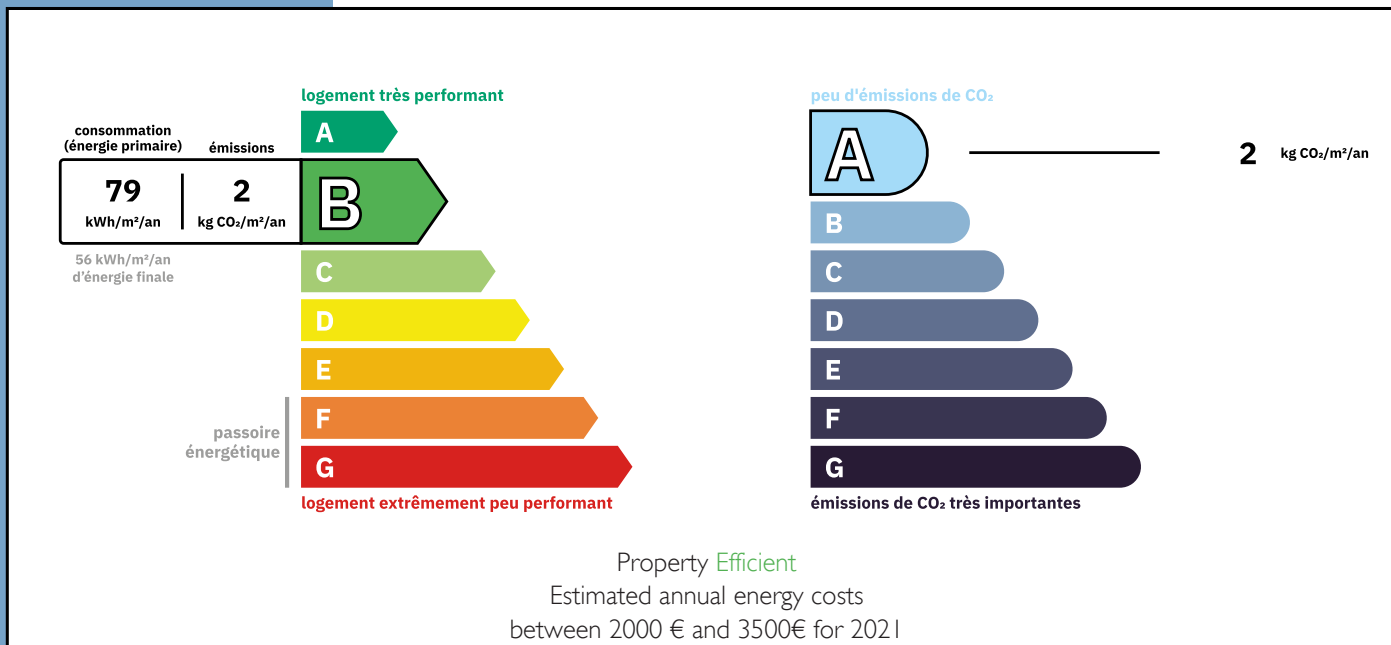
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

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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

Réf :A4441 ILLD82
FILE COMPLETE
AND PHOTOS
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