

INCREDIBLE COUNTRY HOUSE ESTATE WITH 6 DWELLINGS, EXTENSIVE GROUNDS, IDEAL FOR HORSES, 15 MINS FROM TOWN

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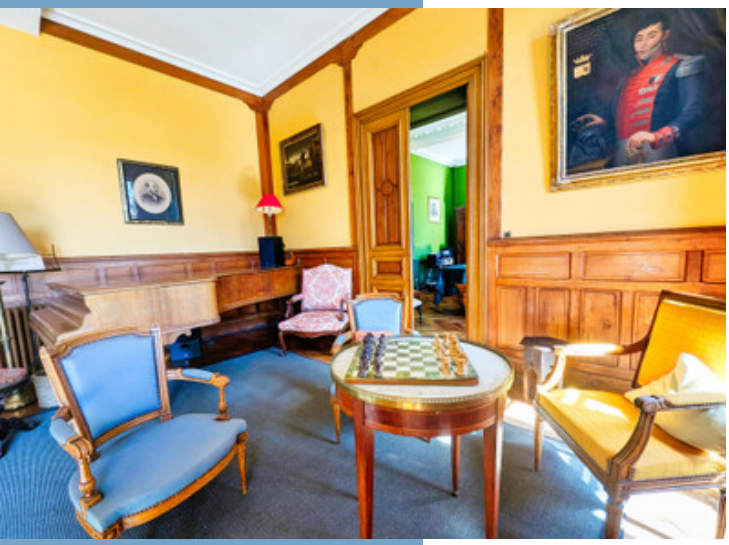




PROPERTY FACT FILE

REFERENCE	A44792SOM81
PRICE	€ 850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	20
BATHROOM	8
ACCOMMODATION	1176 m²
LAND	106467 m²
TOWN	Sorèze
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, Land without CU
CONDITION	To be renovated, Habitable, Good condition
FEATURES	Private drainage, Lake, Garage

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





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- Vast property for a great price
- Land ideal for equestrian or events projects
- Lettings income in place, scope for more
- Isolated but only 15 minutes from town
- All habitable with scope for improvement

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Unusual domaine/country estate consisting of a large former hunting lodge with 11 bedrooms, library/music room, billiard room, several reception rooms, and incorporating a three-bedroom caretaker's home. Also on the property, clustered around walled gardens are four further houses. Each has its own garden. Rental income from two of



DESCRIPTION

Drive into the hills above Sorèze, turn off along a quiet back road, don't get distracted by the glimpses of the Pyrenees beyond the woods and meadows, and arrive at this place of beauty and peace. We'll approach the property in the most logical order possible, starting with the big house. All of the public rooms on the ground floor feature parquet flooring, wooden panelling and mouldings, fireplaces and casement windows reaching upwards to the 3.5 m-high ceilings. Central heating.



On the north side, enter via a stone vestibule into a spacious entrance hall (28 m²). Stairs to the left, a reception room to the right and ahead, access to the long central hallway. This would make the perfect reception area for any business activity, with easy vehicle access and, potentially, parking.
Almost 40 metres in length, the central corridor/gallery runs the entire length of the house from east to west and gives access to each of the rooms. Decorative stone tile floor. Casement windows at each end.
Proceeding along the gallery, first to the right, we find a second door into that first reception room, window to the north, dark marble fireplace, wooden floorboards. (27m²)
Past this reception room, we come to the more utilitarian areas of the house. A kitchen with modern fitted units and appliances along one wall, cabinets beneath and over. On the opposite wall, the old fireplace housing the original range cooker. Glazed external door. Tomette terracotta floor tiles. (19 m²)
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44792SOM81

COMPLETE FILE AND PHOTO ON REQUEST

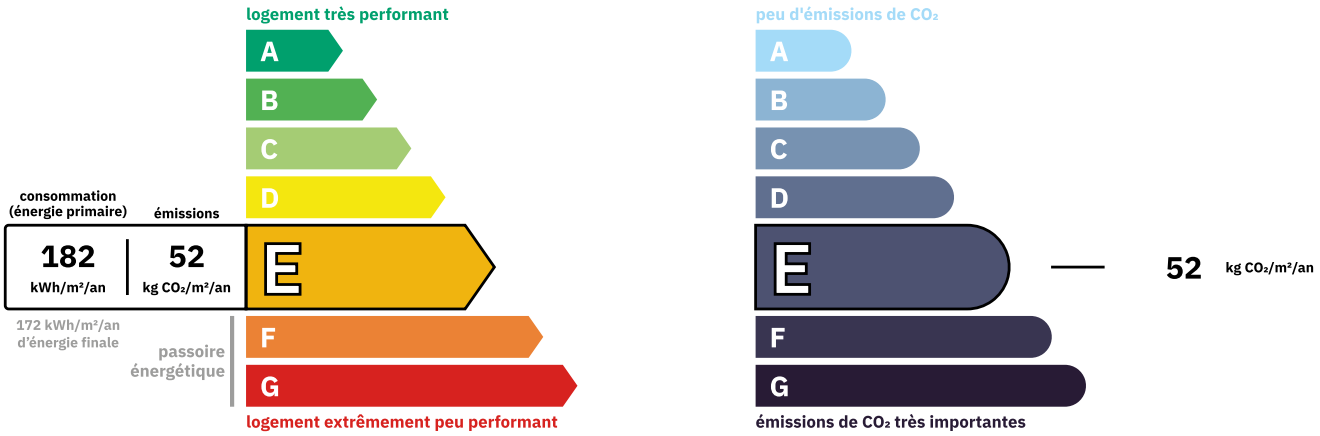
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 20063 € and 27145€ 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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