

BEAUTIFULLY RESTORED PROVENÇAL STONE MAS WITH SWIMMING POOL AND BUSINESS POTENTIAL IN POPULAR MEDIEVAL VILLAGE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A44850RSI30
PRICE	€ 1,350,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	565 m²
LAND	2130 m²
TOWN	Vézénobres
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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

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- Restored stone farmhouse with pool
- Peaceful setting near medieval village
- Spacious home with Provençal charm
- Business potential with retreat venue
- Modern and comfortable

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Set in a peaceful and private environment close to a lively medieval village with cafés, restaurants, shops, pharmacy and local markets, this beautifully renovated stone farmhouse combines authentic character with comfort and excellent insulation throughout.



DESCRIPTION

The property offers, on the ground floor:
• spacious garage
• an attractive courtyard shaded by a mature tree accessible with great iron gate
• self-contained apartment (ideal as a gîte) with kitchen and bathroom for up to 4 guests
• wine-cellar opening
• spacious reception room suitable for business meetings workshops, yoga retreats, exhibitions or private events.



On the 1st floor:
• on the left side wing of the mas is the private part accessible from little terrace in the courtyard or from back of the house
• fully equipped kitchen
• cosy living room with fireplace
• dining area
• wc
• laundry room
• preparing room with the little kitchen
• a large dining room opening onto the terrace next to the swimming room
• 2 guest toilets

The 2nd floor:
• 4 spacious bedrooms, 1 of them with en-suite on the private left side wing
• wc
• dressing room
• bathroom with the bath
• 3 more guest rooms with their own bathroom and toilet, each with 3 beds



Outside, the landscaped grounds and elegant swimming pool create a peaceful Mediterranean atmosphere perfect for relaxing and entertaining.

Information about risks to which this property is exposed is available

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44850RSI30

COMPLETE FILE AND PHOTO ON REQUEST

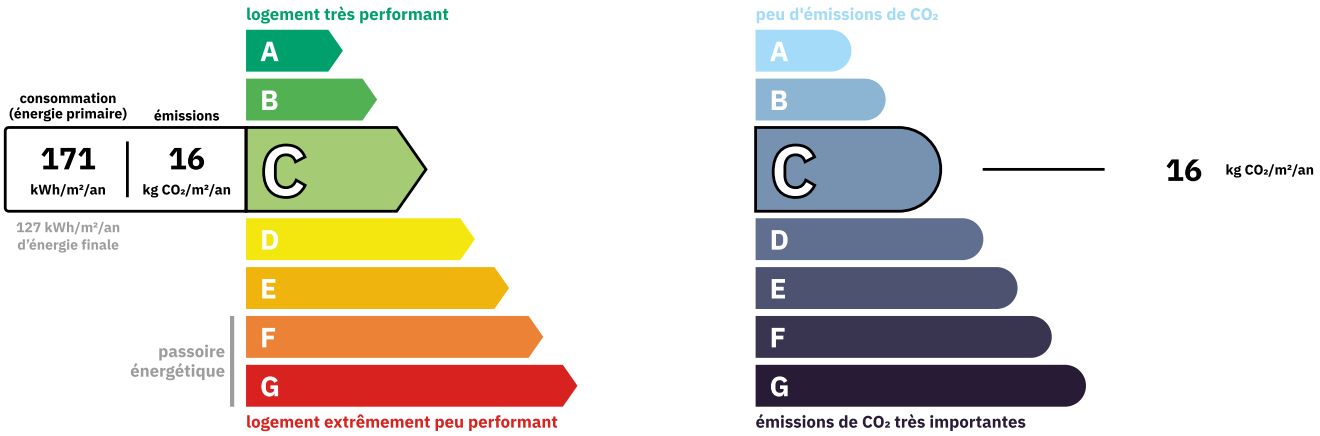
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 7820 € and 10660€ 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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