LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A TRULY OUTSTANDING PROPERTY, RENOVATED TO THE HIGHEST STANDARD WITH POOL AND STUNNING COUNTRYSIDE VIEWS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A45374JNK23
PRICE	€ 424,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (400 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	3
ACCOMMODATION	148 m²
LAND	2318 m²
TOWN	Gioux
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Barns - outbuildings

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





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- Luxury fixtures and fittings
- Swimming pool
- Sauna
- Beautiful countryside views
- Great bathrooms

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This is a rare opportunity to purchase a beautifully renovated home. The original barn has been transformed into a sleek, modern home with luxury fixtures and fittings throughout. There are wonderful countryside views across the valley from many of the rooms. No expense has been spared in its transformation - it even has its own



DESCRIPTION

This stylish, converted stone barn offers the following accommodation:

GROUND FLOOR - sauna room (3.2m x 3.6m) with shower, washbasin and separate WC - the dimensions of the actual sauna - 2m x 1.8m, laundry room (5.6m x 2.10m), storage cupboard, a large storage room with concrete floor and lighting accessed from outside (6.7m x 5.8m);
FIRST FLOOR: open plan, luxury fitted kitchen with breakfast bar/dining area with stunning countryside views (4.6m x 5.7m) leading to the living area (5.8m x 5.7m) with access to large exterior balcony, state of the art wood burner with wood burning oven above, WC, bedroom 1 (3.3m x 3.09m) with en suite shower room (2.5m x 2.18m); SECOND FLOOR: bedroom 2 (3.2m x 3.7m) with picture window, open landing leading to bedroom 3 (3.48m x 3.9m) - currently used as another sitting room - bathroom (3.48m x 2.11m) with bath, wash basin and WC.



Gardens and terrace outside, pool house, land of 2,318m2

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/A45374JNK23
COMPLETE FILE AND PHOTO ON REQUEST

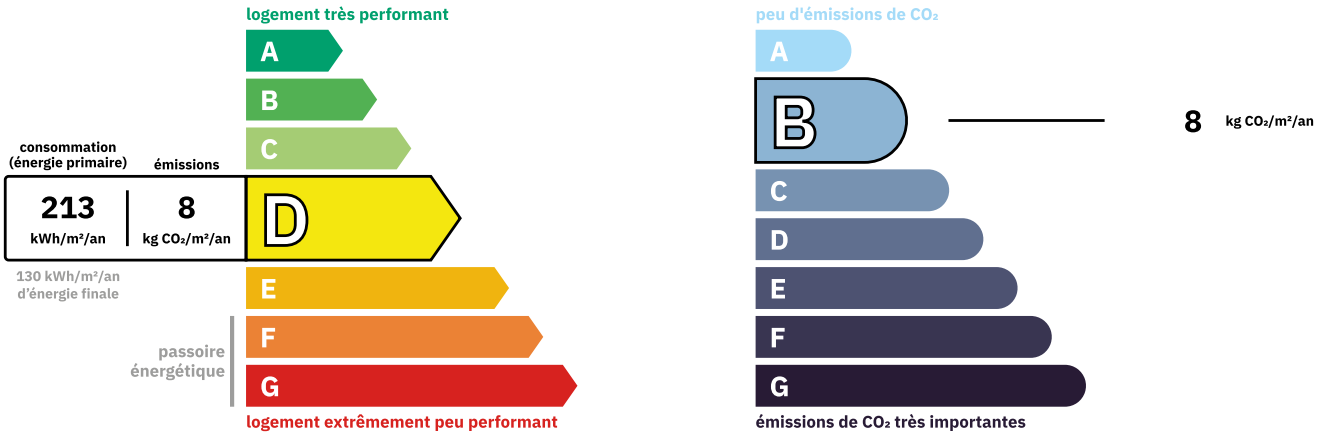
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2580 € and 3530€ for 2021

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

Réf :A45374JNK23
FILE COMPLETE AND PHOTOS ON REQUEST

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