LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A BEAUTIFUL CONTEMPORARY DESIGNED RENOVATION OF A 16TH CENTURY SANDSTONE FARMHOUSE.

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

REFERENCE	A45577CDE24
PRICE	€ 599,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (575 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	300 m²
LAND	8000 m²
TOWN	Celles
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

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



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- An environmentally designed home totally renovated
- Double glazing throughout, ecological heat pump.
- Double layered insulation in the roof.
- 12 x 4 heated pool with paving slab surrounds.
- 10 mins drive to Riberac, a lively market town.

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This property is a luxury country home overlooking the farms, forests and valleys of Dordogne's Green Perigord. A total restauration of a 16th century ruin - requiring 3 years and over 50 artisans working under the direction of Belgian Architect Eric Bogers - The property boasts oak floors and Italian tiles , Oriental carpets, a designer kitchen,



DESCRIPTION

Exceptional Character Property with Pool, and Stunning Valley Views

This beautifully renovated character home seamlessly blends rustic charm with contemporary design, offering spacious and versatile accommodation throughout.

The main entrance opens into an inviting reception hallway complete with a cloakroom and WC. The ground floor features a magnificent bedroom suite showcasing exposed beams and original rendered stonework, with French doors opening directly onto a terrace and providing easy access to the swimming pool. The luxurious en-suite bathroom is filled with natural light and features double basins and elegant Italian floor tiles.



Also on the ground floor is an impressive entertainment wing comprising a games room with table tennis and table football, a dedicated home cinema, and direct access to the courtyard and outdoor seating areas. A fully equipped laundry room completes this level.

A handcrafted oak staircase leads to the principal living areas. The dining room is centred around a striking stone fireplace and flows into a split-level living room featuring a second stone fireplace with a wood-burning stove. Large patio doors open onto a substantial wooden veranda overlooking the pool and landscaped gardens. Additional access leads to a covered outdoor dining and barbecue area, creating the perfect setting for entertaining.

The fully equipped kitchen and breakfast room are equally impressive, with direct access to another spacious veranda where you can enjo...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45577CDE24

COMPLETE FILE AND PHOTO ON REQUEST

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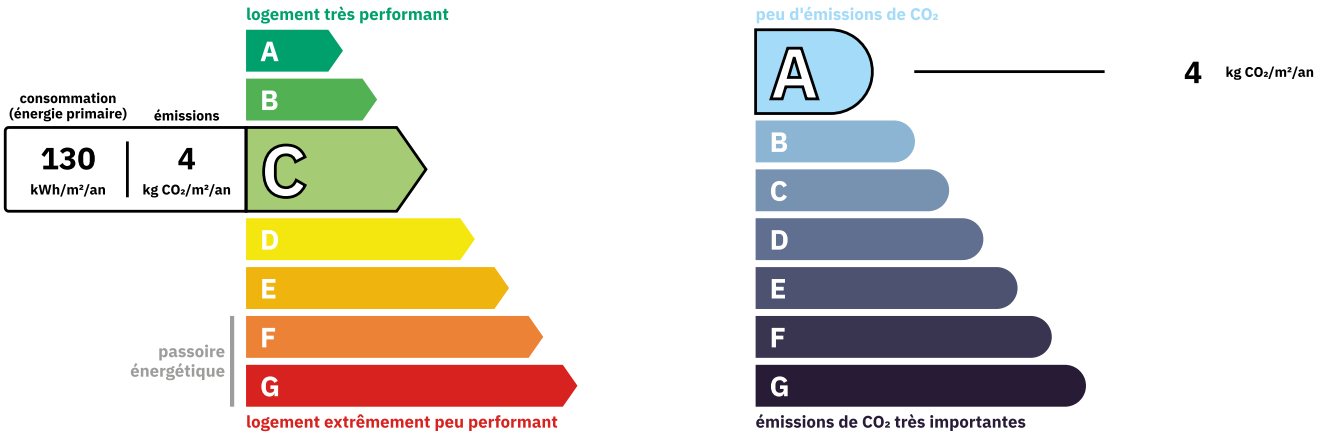
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2500 € and 3430€ for 2022

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 :A45577CDE24

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