LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



VERSATILE PROPERTY COMPLEX WITH MAIN HOUSE, STUDIOS, APARTMENTS AND SWIMMING POOL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

VERSATILE PROPERTY COMPLEX WITH MAIN HOUSE, STUDIOS, APARTMENTS AND SWIMMING POOL...





PROPERTY FACT FILE

REFERENCE	A46064CBU27
PRICE	€ 950,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (912 500 EUR hors honoraires)
BEDROOM	10
BATHROOM	8
ACCOMMODATION	595 m²
LAND	3766 m²
TOWN	Saint-Georges-Motel
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Private drainage, Garage, Business potential

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

VERSATILE PROPERTY COMPLEX WITH MAIN HOUSE, STUDIOS, APARTMENTS AND SWIMMING POOL...

Ref : A46064CBU27

This rare and versatile property complex offers exceptional potential for residential use or rental activity. It includes a well-maintained main house, four independent studios, and two additional apartments, providing remarkable accommodation capacity and multiple configuration possibilities.



DESCRIPTION

The numerous independent units make this property particularly suitable for tourist accommodation, medium-term rentals, or a multi-unit investment strategy. The strong Energy Performance Certificate rating (DPE: C) further reinforces its attractiveness and efficiency.
A rare opportunity: a fully maintained, flexible, and ready-to-use property complex in a quiet environment.



This superb property complex is located 40 minutes from Evreux (with its train station serving Paris St-Lazare), 1 hour from Paris, 1 hour 45 minutes from Deauville (and its beaches), Dieppe, and Le Havre, and 3 hours 15 minutes from Calais. It is composed as follows:

Main house
Garden level
Entrance hall – 14.2 m²
Kitchen – 15.8 m²
Scullery/laundry room – 5 m²
Living/dining room – 42.7 m²
Gym/cinema room – 50 m² with shower
Sauna area (4-person capacity) – 9.4 m²

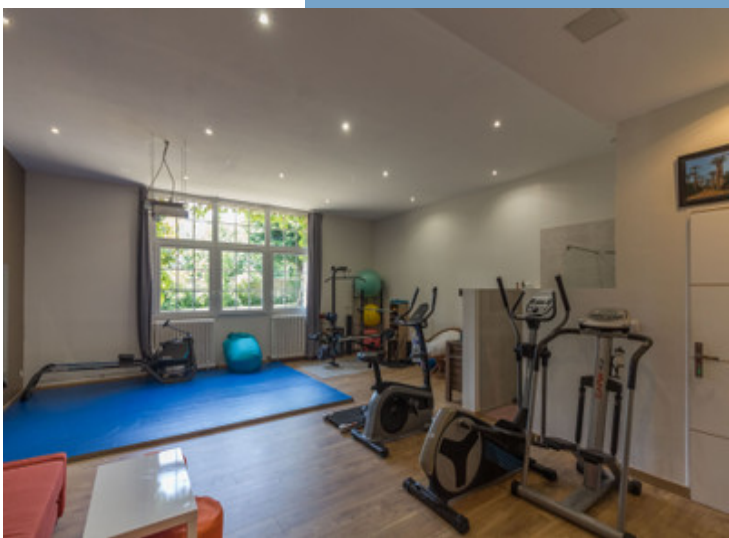
Upper floor
Large open-plan living/dining/kitchen area – 37 m²
Bathroom – 10.3 m²
Six bedrooms – 13 m², 13 m², 27 m², 16.8 m², 8 m², 27m²
Shower room – 4.6 m²

Basement – 15.8 m² featuring a multi-purpose room, boiler room, storage area, walk-in wardrobe, and games room

Four adjoining studios
Studio 1 – 23.9 m² with sleeping/living/kitchen area, shower room with WC

Studio 2 – 22 m² with sleeping/living/kitchen area, shower, and WC

Studio 3 – 15.2 m² with sleeping/living/kitchen area, shower room with



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46064CBU27
COMPLETE FILE AND PHOTO ON REQUEST

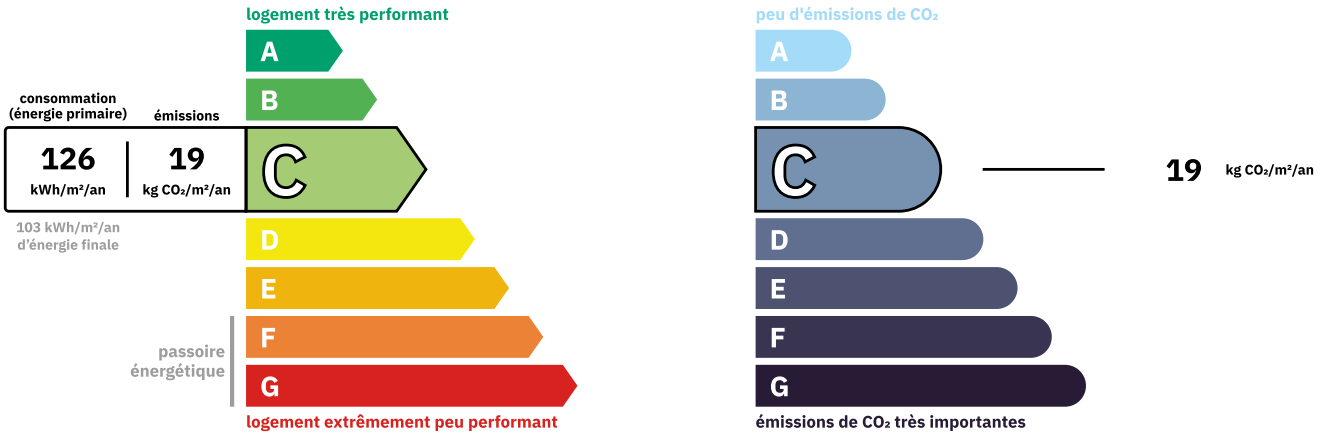
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

VERSATILE PROPERTY COMPLEX WITH MAIN HOUSE, STUDIOS, APARTMENTS AND SWIMMING POOL...

Ref : A46064CBU27

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 5630 € and 7720€ 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

Réf :A46064CBU27

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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