LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING COUNTRY ESTATE IN A SECLUDED LOCATION WITH BARN, POOL AND BEAUTIFUL OPEN VIEWS

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PROPERTY FACT FILE

REFERENCE	A46346CER24
PRICE	€ 599,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (570 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	4
ACCOMMODATION	307 m²
LAND	5112 m²
TOWN	Verteillac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Barns - outbuildings

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





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- Stunning open views
- Private setting with no near neighbours
- Close to both Verteillac and Riberac
- Full of character and charm
- Property with a beautiful detached barn and pool

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Set in a beautiful, private location with no immediate neighbours, this stunning country estate enjoys far-reaching views across the surrounding countryside. Combining peace and seclusion with everyday convenience, this charming character property is just a few minutes drive from the popular village of Verteillac, offering the



DESCRIPTION

The main house on the estate is full of character and charm, retaining many original features including stone steps, traditional fireplaces, exposed stone walls, and a combination of wooden and tiled floors. Thoughtfully arranged throughout, the accommodation offers a warm and welcoming atmosphere, with each room enjoying its own individual character while making the most of the property's peaceful surroundings.



This property is comprised of a spacious kitchen/dining room overlooking the gardens, a living room with a wood-burning stove, tiled floors and patio doors opening outside, a formal dining room with seating for at least ten guests and doors leading onto the terrace, together with a further sitting room, also featuring a wood-burning stove. There are six generously sized bedrooms and three bathrooms, each fitted with a luxurious roll-top bath. An attic also offers the potential to create additional living accommodation, subject to the necessary permissions. In addition, there is a separate guest annex overlooking the pool, complete with a bedroom and shower room.

Outside, the property offers a choice of seating and dining areas, including a covered terrace adjoining the house and a further covered terrace overlooking the swimming pool. The pool itself enjoys a private, secluded setting with superb views across the surrounding countryside. The detached barn has been re-roofed and incorporates a workshop and laundry room, while a separate carport provides additional co...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46346CER24

COMPLETE FILE AND PHOTO ON REQUEST

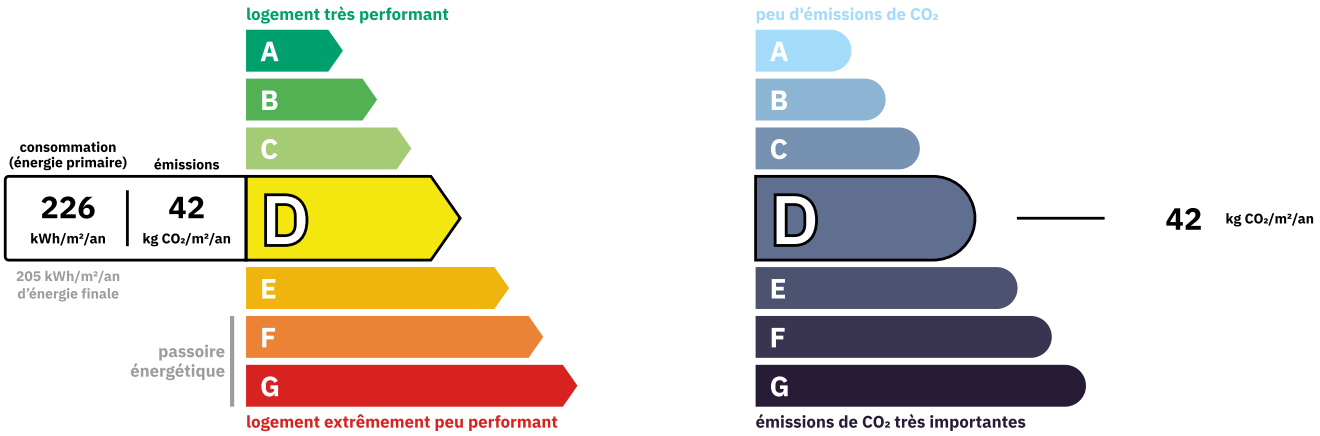
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4239 € and 5735€ 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 :A46346CER24

FILE COMPLETE AND PHOTOS ON REQUEST

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