LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFULLY RENOVATED STONE COUNTRY HOUSE WITH HEATED POOL AND VIEWS OF THE PYRENEES, NEAR NÉRAC

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PROPERTY FACT FILE

REFERENCE	A48238NJD47
PRICE	€ 598,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	414 m²
LAND	2240 m²
TOWN	Espiens
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Far-reaching views towards the Pyrenees
- Heated saltwater pool and landscaped garden
- Architect-led renovation completed in 2021
- Four bedrooms, with potential for two more
- Two kitchens and flexible guest accommodation

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This substantial stone longère enjoys an elevated setting near the hilltop village of Espiens and historic Nérac, with views across the countryside towards the Pyrenees. An extensive renovation completed in 2021 combines period character with modern heating and cooling, reflected in a DPE rating of C. Approximately 414 m² of



DESCRIPTION

Known as Carpe Diem, this substantial stone longère enjoys an elevated position near the hilltop village of Espiens, with far-reaching views across the Albret countryside towards the Pyrenees. Generous reception rooms, terraces and a heated saltwater pool make it a welcoming home for family and friends.

According to the owners, the house dates from 1607 and stands on the foundations of a former 15th-century château. A dated stone and a sculpted griffin's head set into the courtyard wall add to its character.

An extensive renovation, overseen by an architect and completed in 2021, introduced modern heating, cooling and updated living spaces while retaining the building's stone character. Renovation invoices are available.

Accommodation

The ground floor offers two sitting rooms of approximately 40 m² and 36 m², a separate dining room of 30 m² and two equipped kitchens of 30 m² and 35 m². Fireplaces give the reception rooms a welcoming focus, while access to the terraces connects the house with its outdoor spaces. One kitchen has ample room for a dining table, complementing the separate dining room for entertaining.



An entrance veranda of approximately 14 m², office of 14 m², dressing room of 13 m², two shower rooms, WCs and a laundry room of 5 m² complete this level, alongside the boiler room, pantry and storage areas. There is also a separate cellar of approximately 15 m² and a garage with adjoining storage providing approximately 30 m² combined.

Part of...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48238NJD47

COMPLETE FILE AND PHOTO ON REQUEST

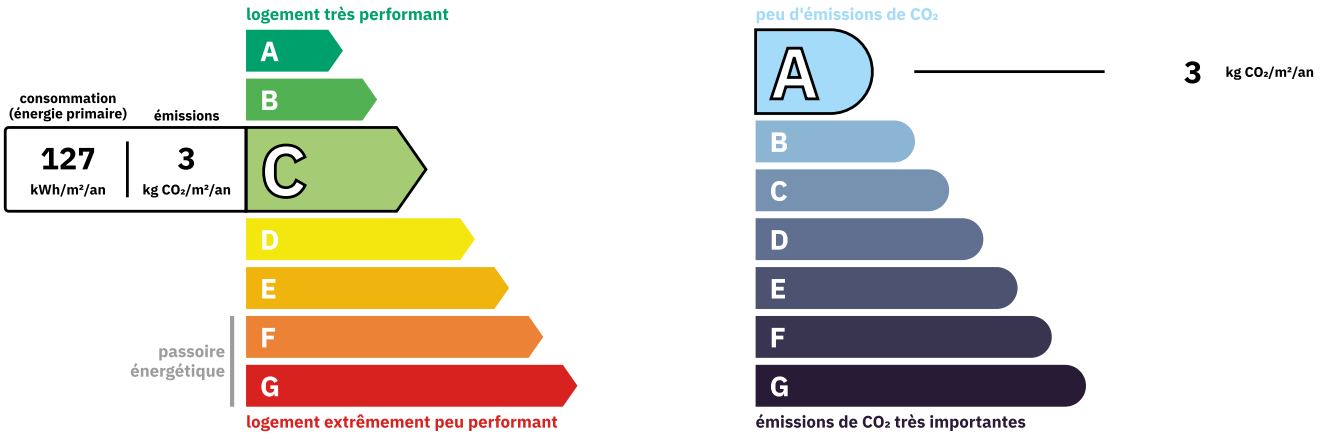
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1620 € and 2240€ 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.

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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 :A48238NJD47
FILE COMPLETE AND PHOTOS ON REQUEST

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