LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



PRESTIGOUS FRENCH ESTATE, 5 BEDS, 3 BATHS, PRIVATE, POOL, 6 ACRES & BUSINESS POTENTIAL

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

REFERENCE	A48402ET16
PRICE	€ 650,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (619 048 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	274 m²
LAND	24435 m²
TOWN	Pérignac
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Country House
CONDITION	Habitable
FEATURES	Swimming Pool, Garage, Private parking

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





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- Renovated and beautifully presented.
- Total privacy. No near neighbours.
- Shops and services under 2 kms
- Part renovated 3 bedroom cottage to renovate
- Ideal barn space for classic cars.

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Approached via a tree-lined gated driveway, this impressive and beautifully renovated 5-bedroom, 4-reception country estate offers over 280m² of elegant living space, set within more than 6 acres of enchanting gardens and grounds. The property combines refined country living with exceptional versatility, featuring a private swimming

DESCRIPTION

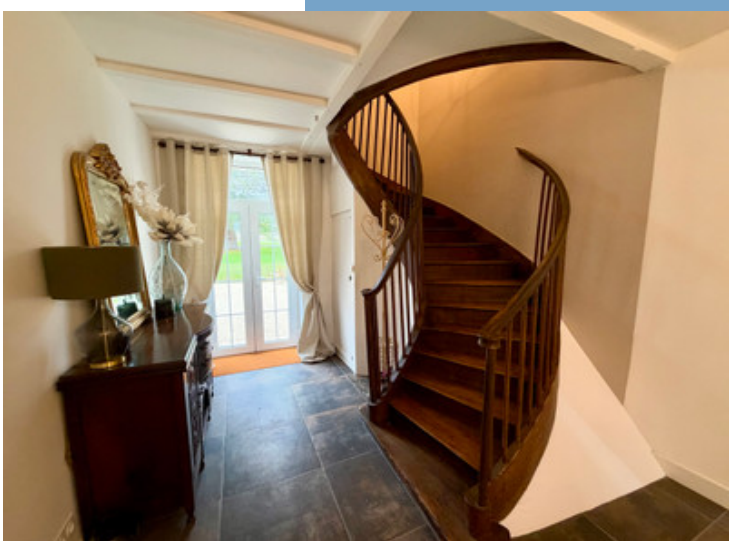
Beyond its impressive entrance, the house reveals generously proportioned interiors that combine family living with spaces for entertaining and working from home. The welcoming 25m² entrance hall sets the tone, leading into a delightful 40m² sitting room, an inviting space in which to relax and unwind. For more formal occasions, the separate 20m² dining room provides an elegant setting for entertaining family and friends.



At the heart of the home, the expansive 41m² kitchen and breakfast room offers ample space for everyday family life, leisurely breakfasts and sociable gatherings. A separate 5m² laundry room, with shower and w c, adds welcome practicality, while the 15m² study provides a peaceful retreat for working from home or pursuing personal interests.

The first floor offers five bedrooms, each with its own character and possibilities. Ranging from an intimate 11m² room to a generous 24m² bedroom, they provide versatile accommodation for family and guests alike. Two additional corridors, measuring 13m² and 16m², contribute to the spacious feel of the upper floor. A 10m² bathroom with WC and a separate 5m² shower room with WC complete the accommodation.

Extending to approximately 24,435m² (just over six acres), the grounds offer an exceptional sense of space, privacy and opportunity. Beyond the gardens and private swimming pool, a collection of substantial outbuildings opens the door to an exciting range of possibilities. Part of the outbuildings is a st...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48402ET16

COMPLETE FILE AND PHOTO ON REQUEST

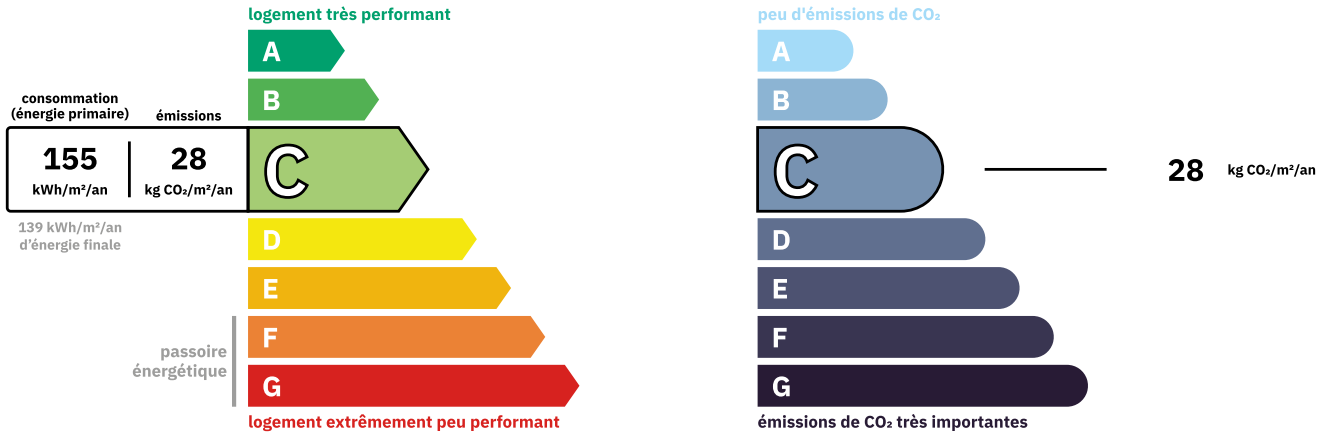
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4445 € and 6013€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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