LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



RENOVATED MAISON DE MAÎTRE WITH FOUR BEDROOMS, TWO HECTARES AND OUTBUILDINGS, WALKING DISTANCE TO EAUZE

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

RENOVATED MAISON DE MAÎTRE WITH FOUR BEDROOMS, TWO HECTARES AND OUTBUILDINGS, WALKING DISTANCE TO E...





PROPERTY FACT FILE

REFERENCE	A48554NJD32
PRICE	€ 569,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	262 m²
LAND	20000 m²
TOWN	Eauze
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

*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

- Walk to shops, restaurants and market
- Private setting in two hectares
- Four bedrooms plus a separate study
- Garage, covered parking and outbuildings
- DPE C, fibre and mains drainage

RENOVATED MAISON DE MAÎTRE WITH FOUR BEDROOMS, TWO HECTARES AND OUTBUILDINGS, WALKING DISTANCE TO E

Ref : A48554NJD32

Set within two hectares of mature grounds, this renovated maison de maître offers privacy and countryside views within walking distance of Eauze. Approximately 263 m² of accommodation includes three reception rooms, a study and four bedrooms, including a principal suite. Terraces, a pond, an attached garage and a separate hangar



DESCRIPTION

Approached by a private driveway and screened from the road, this renovated maison de maître stands in two hectares of grounds, with mature trees and views over the surrounding countryside. Shops, restaurants and Eauze's weekly market are within walking distance.

The house

Offering approximately 263 m² of habitable space, the house retains its character through exposed beams, fireplaces and original cupboards. All room sizes below are approximate.

A welcoming entrance hall of 19 m² leads to three generous reception rooms: a main living room of 36 m² with a wood-burning stove, a separate sitting room of 28 m² and a dining room of 24 m².

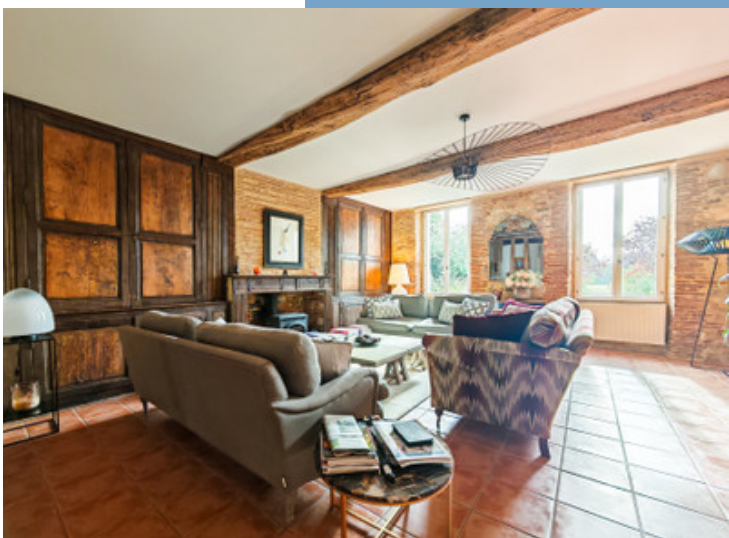


The fitted and equipped kitchen of 18 m² opens onto the terrace and garden. A separate study of 13 m², a pantry/utility room with WC and a boiler room complete the ground floor.

A wooden staircase leads to four bedrooms measuring 18, 22, 10 and 18 m². The principal bedroom has a dressing room of 3 m² and a private shower room of 7 m². A family bathroom of 12 m², a landing and further storage complete the first floor.

Grounds and outbuildings

The two-hectare grounds combine garden, meadow and mature trees, with a pond adding interest. The land is suitable for a swimming pool. A terrace with a metal pergola and an enclosed courtyard provide inviting spaces for outdoor dining and relaxation.



The attached garage, approximately 27 m², has a room of similar size above it, offering potential for an additional bedroom, sitting ro...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48554NJD32

COMPLETE FILE AND PHOTO ON REQUEST

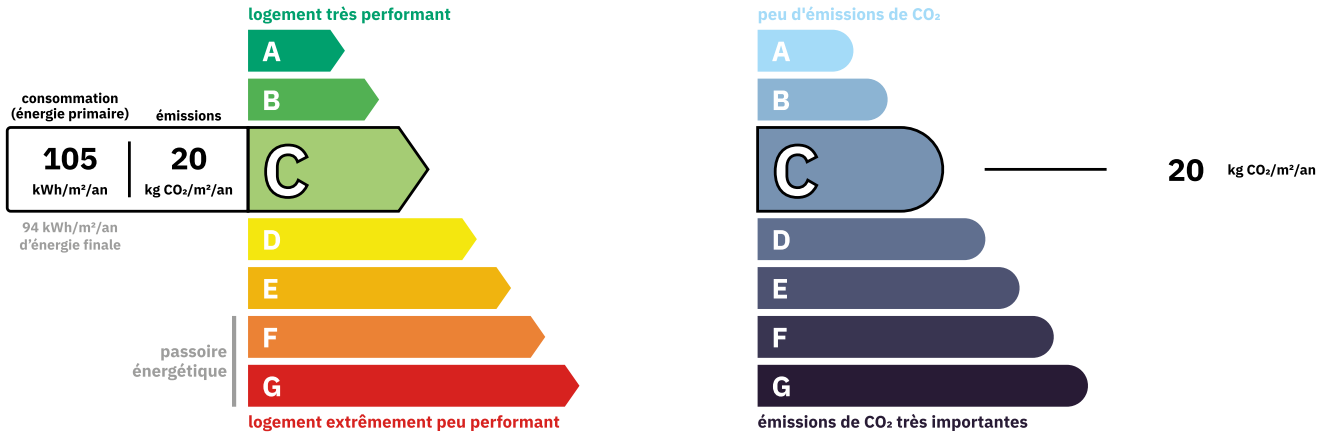
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

RENOVATED MAISON DE MAÎTRE WITH FOUR BEDROOMS, TWO HECTARES AND OUTBUILDINGS, WALKING DISTANCE TO E...

Ref : A48554NJD32

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 2670 € and 3700€ 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 :A48554NJD32
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: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr