LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL 4-BEDROOM HOUSE, BEAUTIFULLY RENOVATED WITH LOVELY 1 BEDROOM GITE, LARGE BARN AND SWIMMING POOL,

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

REFERENCE	A21929VGR24
PRICE	€ 850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	285 m²
LAND	41619 m²
TOWN	Bergerac
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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

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- A rated DPE for energy efficiency, economic to run
- Underfloor heating throughout the main house
- Set in 4.6 hectares of land, sand school and barn
- Lovingly renovated and extended, no expense spared
- Charming garden with well stocked beds

BEAUTIFUL 4-BEDROOM HOUSE, BEAUTIFULLY RENOVATED WITH LOVELY 1 BEDROOM GITE, LARGE BARN AND SWIMMING...

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Large family home which is A rated and economic to run with underfloor heating throughout the 4 bedroom new extension. The house has been completely and lovingly renovated and extended over the last few years with no expense spared, the attention to detail and the materials used are of the highest quality. The flow and light of



DESCRIPTION

Large family home which is A rated and economic to run with underfloor heating throughout the 4 bedroom new extension. This part is an individually designed new build (finished in 2020) made in an older Perigordine style to blend in with the original part which is now a 1 bedroom self contained apartment, all modernised but nearly 300 years old.

The main house is set over 3 levels with underfloor heating throughout heated by hot water via the heat exchanger.

The house was built with a timber frame construction in a Perigordine style so beautiful exposed timber beams throughout.

The Main House comprises:

Ground Floor Entrance Hall: Approx 14m² Double doors lead to a large hall with exposed beams, tiled flooring, and a striking oak staircase with handmade steel balustrades. WC with handbasin.



Kitchen/Lounge/Dining area: Approx 75m² beautiful 2-toned grey handbuilt kitchen with large island with double sink and Brazillian granite worktops, further sink, tiled floor throughout. Double doors lead to a large covered terrace. There are 2 further sets of double doors which flood the room with light. Wood burning stove.

Utility Room: Approx 16m² Plenty of workspace, overhead and base units for storage. Butler sink with Granite surround, also houses boiler and large fridge freezer with door leading to the back garden to a large vegetable patch.

First Floor All flooring on the first floor is 4mm oak veneer flooring with underfloor heating.

Bedroom: Approx 27...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A21929VGR24

COMPLETE FILE AND PHOTO ON REQUEST

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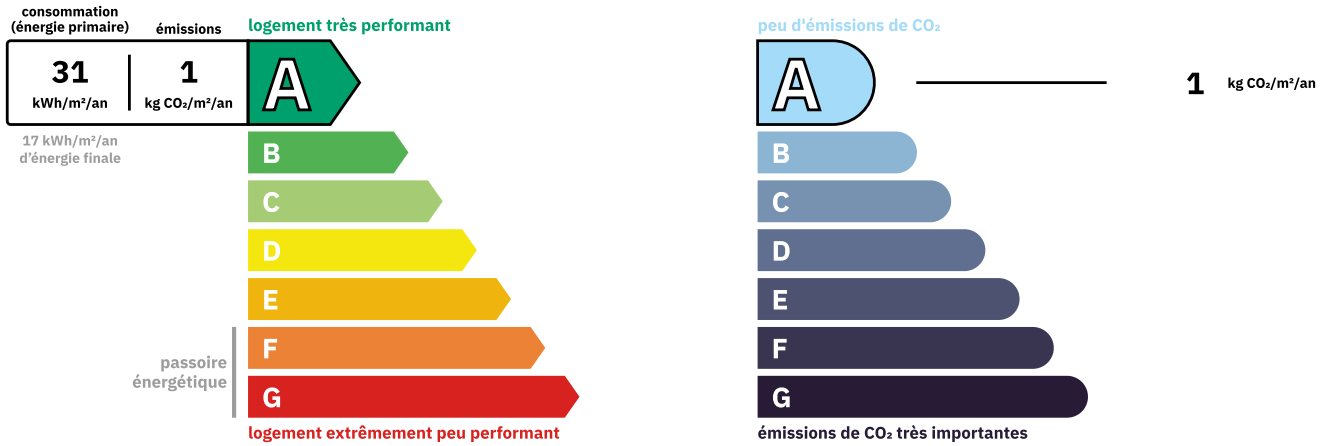
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 440 € and 650€ 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

Réf :A21929VGR24
FILE COMPLETE AND PHOTOS ON REQUEST

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