

STUNNING FAMILY/HOLIDAY HOME - 3 LARGE DOUBLE BEDROOMS ALL ENSUITE PLUS A STUDIO/BEDROOM AND IN FAB LOCATION!

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

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PROPERTY FACT FILE

REFERENCE	A22452VGR24
PRICE	€ 395,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	260 m²
LAND	2800 m²
TOWN	Montazeau
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Garage, High speed internet, Detached

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





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- 3 large ensuite bedroos and studio
- Close to amenities and fantastic restaurant
- Space for Swimming Pool
- No work needed and lots of character
- Easy access to Bergerac and Bordeaux

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Stunning family/Holiday home built within the last 10 years in a typical Peragordine style, full of character and charm allowing this beautiful house to sit perfectly in its surrounding French countryside.

Inside you will find stunning oak beams throughout, tiled and wooden



DESCRIPTION

Long gravel driveway leading to this beautiful house. Upon entering this property through the front door leads you to a large hallway. To the left there is a large cloakroom with WC, handbasin and heated towel rail and plenty of space for storage. To the right of the hallway is a good sized utility room with built in units, sink and space for washer and dryer. There is a tiled floor. There is also a door that leads to the integral garage.



At the end of the hallway there are doors to the terrace and off to the left of the hallway opens into a huge open plan lounge and dining room. Above the lounge area is double height ceiling, amazing oak beams, large windows, underfloor heating (throughout the downstairs) and a magnificent fireplace with log burner. There is so much space to sit and relax. Leading from the dining space is a well fitted kitchen with dishwasher, oven, microwave and built in hob and there doors leading to the large terrace.

Downstairs there is also a master bedroom with ensuite bathroom which has a roll top bath, large shower, WC, handbasin and heated towel rail, this lovely room also has double doors leading to the outside terrace perfect for that morning coffee!

Upstairs via a striking solid limestone staircase you reach a large mezzanine area with a glass balustrade overlooking the lounge. This space is perfect for an office, hobby space and an occasional bedroom. Further there are 2 large double bedrooms that perfectly mirror each other, both are...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A22452VGR24

COMPLETE FILE AND PHOTO ON REQUEST

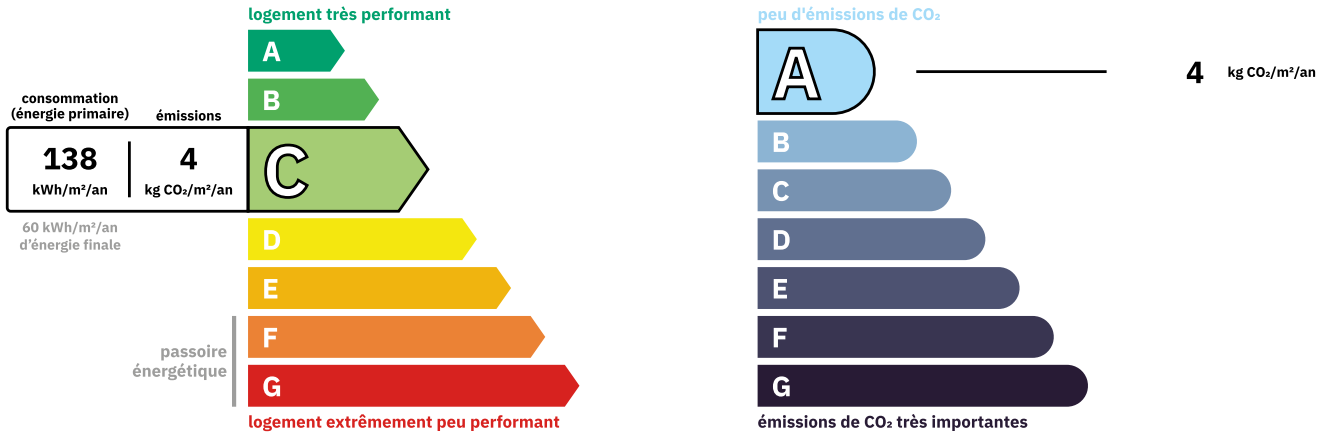
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1840 € and 2520€ 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 :A22452VGR24

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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