



5-BEDROOM MANOR, BEAUTIFULLY RENOVATED,
WITH POOL, 2-BED GUESTHOUSE, CAR
COLLECTOR'S GARAGE, 14 HECTARES

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5-BEDROOM MANOR,
BEAUTIFULLY
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COLLECTOR'S GARAGE, 14
HECT...



PROPERTY FACT FILE

REFERENCE	A25585SNM82
PRICE	€ 719,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	330 m ²
LAND	143000 m ²
TOWN	Cazes-Mondenard
DEPARTMENT	
LOCATION	
TYPE	Manoir
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
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- Stunning home in perfect condition with super view
- Superb landscaped gardens and substantial terrain
- Equipped dream garage for a classic car collector
- Large 2 bedroom gîte, and heated swimming pool
- Superb high-end holiday rental business potential

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Absolutely beautiful property situated in 14 hectares of gardens, pasture, and woodland. The house has been renovated in a classic style to the highest standard. All the rooms are a very good size, there's a lovely modern top of the range kitchen, and superb salon and dining rooms. A large covered glass balcony overlooks the

DESCRIPTIF

HOUSE

GROUND FLOOR:

Large HALLWAY (11 x 3m) with office area

SALON (5.5 x 5.75m) with fireplace, wood burning stove, and original beams. The three large double windows bring lots of light into this lovely room.

DINING ROOM (5.6 x 5.2m) Another light room accessed from the salon through an archway with doors opening onto the indoor balcony

BALCONY (2.75 x 7.5m) Lovely space with wonderful views

WC separate WC and hand basin

BEDROOM 1 (3.65 x 5.3m) with ensuite bathroom. Large 3/4 length windows allow plenty of light and garden views

KITCHEN (5.6 x 4.5m) beautifully appointed with double gas range, wood burning stove, cream units and cabinets, large stainless steel sink, plenty of work surfaces, brick fireplace, tiled floor with 2 large windows overlooking the garden.

FIRST FLOOR

LARGE LANDING leading to:

BEDROOM 2 (5.2 x 6.2m) Lovely big room with beams, built in wardrobes, large windows, and shower room.

BEDROOM 3 (5.3 x 5.5m) with ceiling beams, 2 large windows with garden views, built in wardrobe.

BEDROOM 4 (5.4 x 5.2m) Large double windows with pool and countryside views, built in wardrobes

BATHROOM with Jacuzzi bath and WC

BEDROOM 5 (5.4 x 4m) Lovely light room currently used as an art studio with triple wardrobe, 3 large windows overlooking the garden

BASEMENT LEVEL

Air to air HEATED SWIMMING POOL (12 x 6m) surrounded by large private sun terrace. Outside shower.

Access to SUMMER LIVING SPACE and SUMMER KITCHEN

WC.

WINE CELLAR

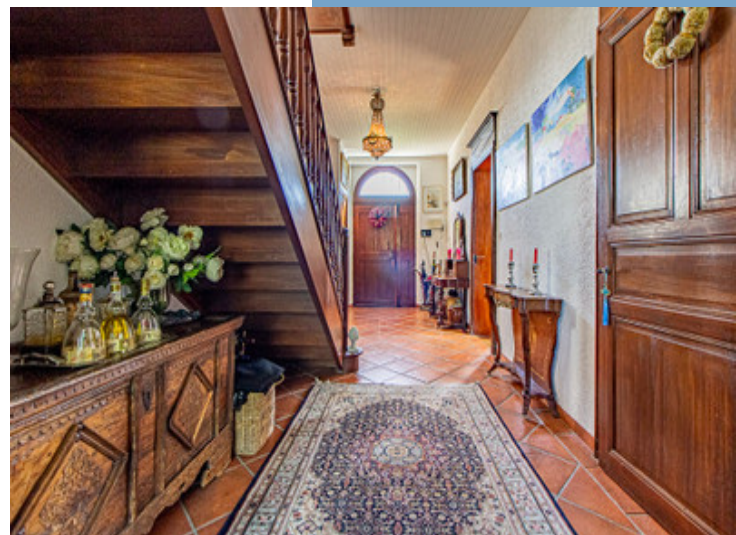
Other storage rooms

Pump room.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25585SNM82>

COMPLETE FILE AND PHOTO ON REQUEST



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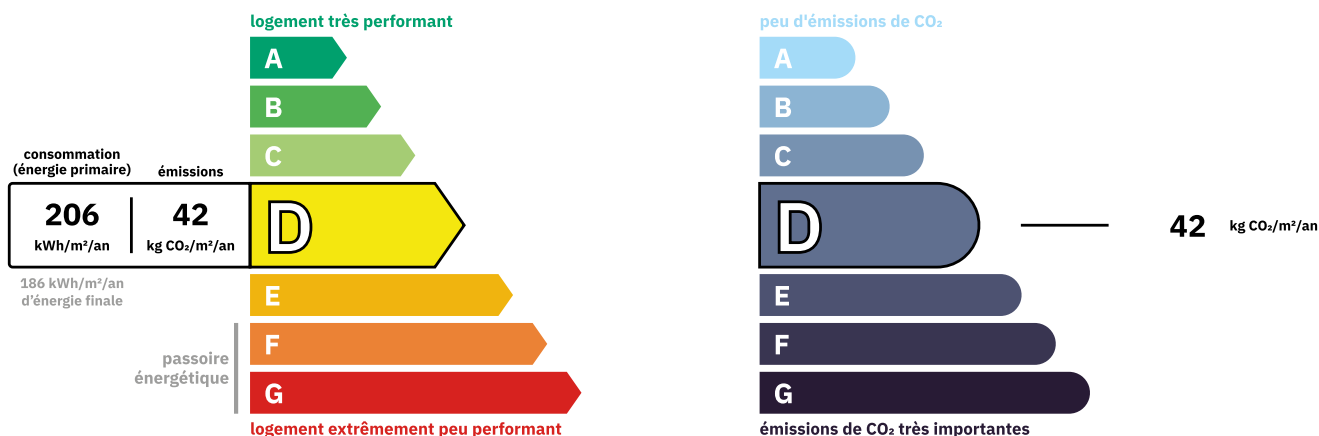
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 3680 € and 5030€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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

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AND PHOTOS
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