LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



OFFER ACCEPTED. 5 BEDROOM FAMILY HOME WITH AIR CON, NEW POOL, SEPARATE APARTMENT, GITE POSS. LARGE BARNS

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

REFERENCE	A26990JR17
PRICE	€ 460,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (471 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	310 m²
LAND	24420 m²
TOWN	Saint-Thomas-de-Conac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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



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- Spectacular views over vineyards
- Newly refurbished and in excellent condition
- Ground floor accom with potential disabled access
- Tranquil location but close to the village
- One hour from Bordeaux. 25 mins to beach.

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Presented in excellent order this property has just about everything - a three-bedroomed main house with a two bedroomed independent second house (comes furnished)with gite potential, adjoined to main house. It can be accessed from the main house but equally it can be completely independent and has it's own front door (and access to



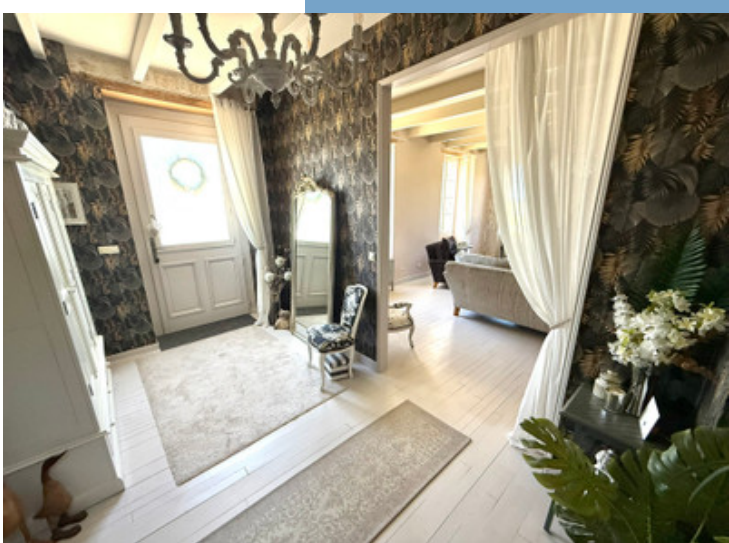
DESCRIPTION

Set in an extremely quiet and peaceful position, this property is superbly renovated and tastefully decorated. This five bedroomed family home offers comfortable and flexible accommodation over three floors.
It is extremely flexible and is ideal for family home, rental opportunities or a second home.
The principal living space is accessed via stone steps to the front door giving onto a spacious entrance hallway. On the left is a family living room with reversible heat pump providing cooling in summer and heating in winter. There is also wood burner providing a very attractive centrepiece to this space.
On the opposite side of the hallway, there is a downstairs WC.
Moving on to the kitchen with solid oak units and dining area enjoying double aspect windows with views onto the garden, pool and countryside views beyond.



Upstairs, there are three bedrooms with the master suite enjoying a private bathroom and WC, whilst the two further large double bedrooms share a family bathroom and WC just next door. All of these bedrooms enjoy air conditioning/reversible heat units. In total, in the main house there are 6 units for reversable air con/heating. These are very favoured as they are regarded as low impact and clean. They use air pumps and can be used independently.

The garden level room, with its own entrance from the pool side of the house, can be used as part of the family home or has the potential for a self-contained rental gîte with two bedrooms and it could easily be ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A26990JR17

COMPLETE FILE AND PHOTO ON REQUEST

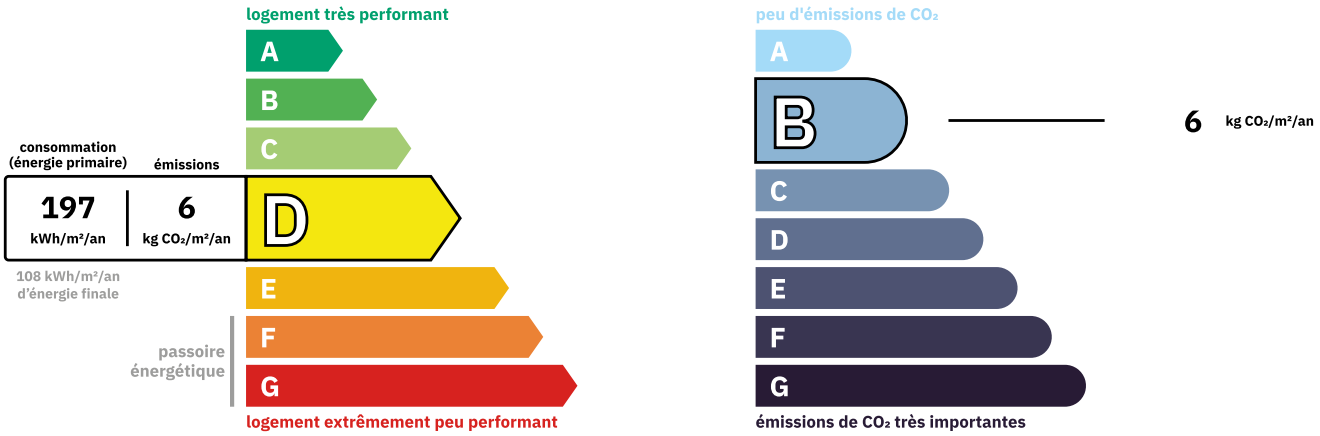
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4110 € and 5630€ 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 :A26990JR17

FILE COMPLETE AND PHOTOS ON REQUEST

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