

LUXURIOUS FAMILY HOME WITH HEATED POOL, PANORAMIC VINEYARD VIEWS & EXCEPTIONAL ENTERTAINMENT SPACES

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

LUXURIOUS FAMILY HOME WITH HEATED POOL, PANORAMIC VINEYARD VIEWS & EXCEPTIONAL ENTERTAINMENT SPACES
...





PROPERTY FACT FILE

REFERENCE	A29227NK46
PRICE	€ 532,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	335 m²
LAND	3783 m²
TOWN	Vire-sur-Lot
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, 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

- Fully renovated, spacious family home
- Six bedrooms
- Heated swimming pool
- Views over the vineyards
- Large games room with snooker table

LUXURIOUS FAMILY HOME WITH HEATED POOL, PANORAMIC VINEYARD VIEWS & EXCEPTIONAL ENTERTAINMENT SPACES

Ref : A29227NK46

Overlooking organic vineyards and rolling countryside, this beautifully upgraded country home offers an exceptional lifestyle just minutes from the vibrant villages of Duravel, Puy-l'Évêque and Prayssac. Designed for comfortable family living and effortless entertaining, it features six bedrooms, generous reception rooms, a cathedral-style



DESCRIPTION

This fabulous country home (built in 1982) has been quality upgraded and extended by its current owners. It now offers spacious living areas with stunning views over the vineyards and the surrounding countryside. It is the perfect blend of elegance with a touch of fun.

GROUND FLOOR:
Entrance hall (28,2 m2)
Bathroom (4 m2) with wash basin, shower and WC
Living room (33 m2) cathedral style, exposed stone walls, large windows overlooking the countryside, stunning fireplace with wood burner
Dining room (22,25 m2) with French doors opening to a covered terrace (22 m2) with beautiful views over the garden, the pool and the surrounding vineyards
Kitchen (15,5 m2) fully fitted, with exterior door to side terrace with views
Utility room (13,40 m2).
Hallway leading to :
Master bedroom (36,45 m2), featuring a private terrace (14,15 m2)
Bedroom 2 (13,65 m2)
Bedroom 3 (10,65 m2) currently used as an office
Bathroom (8,8 m2)
FIRST FLOOR:
Mezzanine (22,75 m2) currently used as a TV room with panoramic views, fully airconditioned
Bedroom 4 (10,25 m2)
Bedroom 5 (12 m2)
Bedroom 6 (15,85 m2)
Bathroom (6 m2)
WC (1,4 m2).
All the bedrooms have built-in wardrobes, and two of the bedrooms open up to a balcony with views !
GARDEN LEVEL:
Games room (68 m2) sophisticated games room, tailored for adults, featuring a cutting-edge sound system and a full-size professional snooker table from Riley.
Wine cellar (14 m2)
Bathroom (7,25 m2) with wash basin, shower and WC



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A29227NK46



COMPLETE FILE AND PHOTO ON REQUEST

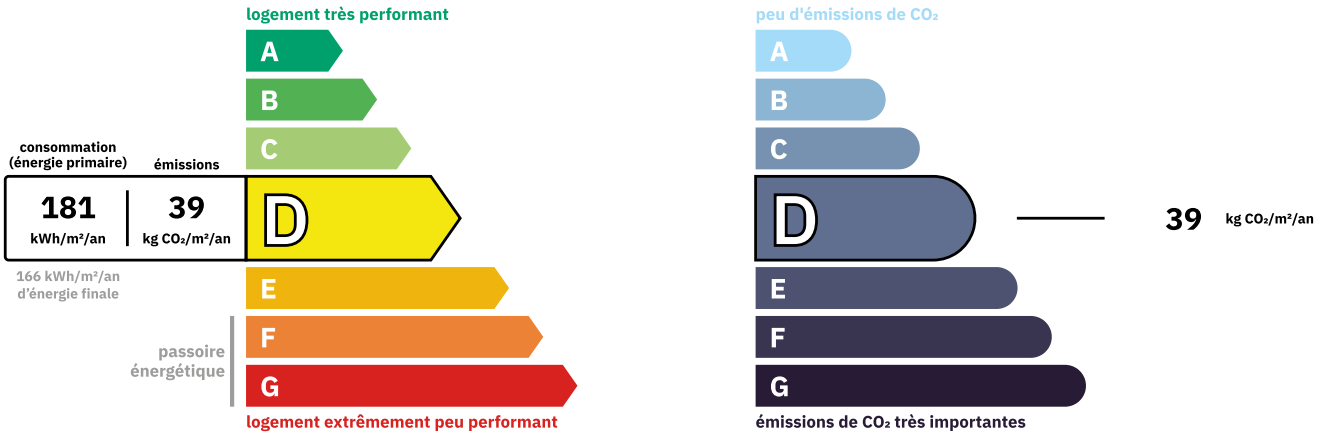
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

LUXURIOUS FAMILY HOME WITH HEATED POOL, PANORAMIC VINEYARD VIEWS & EXCEPTIONAL ENTERTAINMENT SPACES ...

Ref : A29227NK46

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 3220 € and 4420€ 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 :A29227NK46

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: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr