



BEAUTIFUL 5 BED FARMHOUSE WITH GUEST
COTTAGE AND POOL CLOSE TO LAUZUN,
EYMET AND 30M FROM BERGERAC

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BEAUTIFUL 5 BED
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BERGERAC...



PROPERTY FACT FILE	
REFERENCE	A33265GJP47
PRICE	€ 650,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	262 m ²
LAND	6000 m ²
TOWN	Eymet
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Campagne
CONDITION	
FEATURES	Garage, Barns - outbuildings, Business potential
<small>*Price based on current exchange rate which is subject to change</small>	



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
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- Peaceful Setting
- Beautifully renovated
- Independant gite overlooking the pool
- Bursting with Character
- Beautifully maintained

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Beautifully situated with elevated views, this spacious traditional stone farmhouse is full of character, renovated with exquisite taste to an extremely high standard. There are 5 bedrooms in the main house with a comfortable guest cottage/maison d'Amis for 2, overlooking the pool which has operated successfully as a gite rental for the last 7

DESCRIPTIF

The Farmhouse (212 m²)

Lovingly restored this spacious property has it all! Traditional French farmhouse full of character with an abundance of exposed stonework, in a tranquil location. Arranged over two floors benefitting from double glazing throughout, underfloor heating in kitchen, oil central heating, reversible air conditioning units in the two en-suite bedrooms, solar panels and a fast, fibre broadband internet connection.

GROUND FLOOR

Entrance (8.39 m²) with glazed front door to gravelled courtyard, travertine flooring, exposed stone walls and stairs leading to first floor bedrooms

Cloakroom, guest toilet (2.23 m²) with travertine floor, toilet and handbasin

Study/office area (9.72 m²) oak flooring, twin glazed doors to entrance hall

Sitting Room (40.73 m²) impressive dual aspect reception room with oak flooring, woodburning stove and exposed beams.

Dining Room (18.13 m²) tiled floor and French doors to the large covered terrace.

Kitchen (20.05 m²) Newly fitted bespoke family kitchen with travertine tiles and underfloor heating

Inner Lobby (4.59 m²) with tiled floor and door leading to the garden Utility, laundry Room / Boiler Room (6 m²)

Wine Store (3.58 m²)

FIRST FLOOR, with exposed beams

Landing (9.73 m²) with oak floor

Bedroom 1 (20.84 m²) with oak flooring, ensuite shower room, toilet (6.42m²) and walk in wardrobe. French windows with Juliet balcony overlooking the garden with views of the surrounding countryside.

Reversible air conditioning unit(vi



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33265GJP47>

COMPLETE FILE AND PHOTO ON REQUEST

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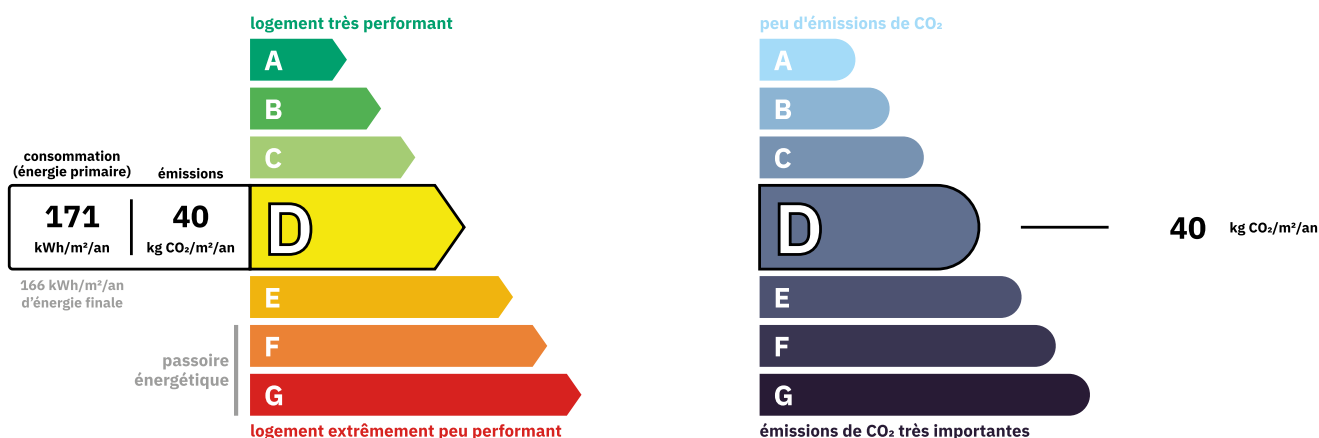
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ENERGIE-DPE

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 4610 € and 6310€ 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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FILE COMPLETE
AND PHOTOS
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