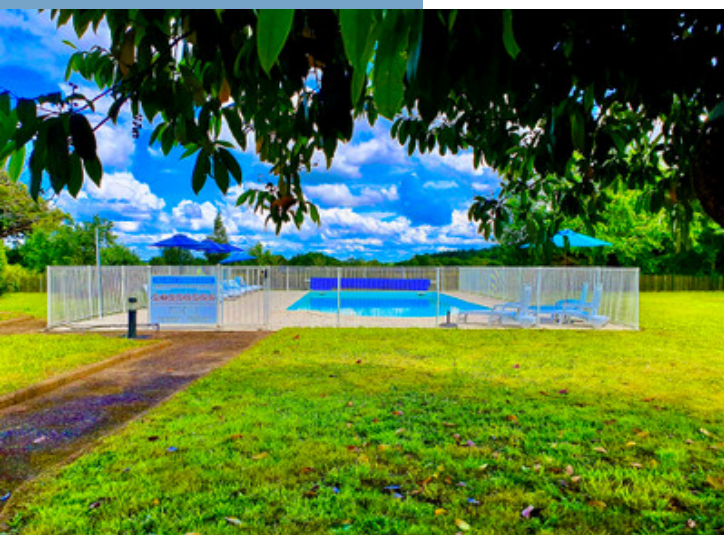




GÎTE COMPLEX & HEATED POOL IN VILLAGE  
CENTRE. 4 HOUSES - 12 BEDROOMS, 8  
BATHROOMS. BEACH 30 MINUTES.



GÎTE COMPLEX & HEATED  
POOL IN VILLAGE CENTRE.  
4 HOUSES - 12  
BEDROOMS, 8  
BATHROOMS. BEACH 30  
MINUTE...



PROPERTY FACT FILE	
REFERENCE	A37180PH56
PRICE	€ 599,999 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	12
BATHROOM	9
ACCOMMODATION	352 m <sup>2</sup>
LAND	3809 m <sup>2</sup>
TOWN	Théhillac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîte
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	





- Priced to sell.
- Renovated to a high standard throughout
- A successful lettings history
- Heated pool with shower & security fencing
- Easily accessible to the sunny Atlantic coast

GÎTE COMPLEX & HEATED  
POOL IN VILLAGE  
CENTRE. 4 HOUSES - 12  
BEDROOMS, 8  
BATHROOMS. BEACH 30  
MINUTE...

Ref : A37180PH56

## PROPERTY 1 THE FARMHOUSE

### GROUND FLOOR

Open plan lounge with wood burning stove &

Open plan fitted, equipped, kitchen with overlooking dining area 45

## DESCRIPTIF

### FIRST FLOOR

Bedroom 1 12.5 m<sup>2</sup>

Ensuite shower room with WC, sink, heated towel rail & shower cubicle 3m<sup>2</sup>

Bedroom 2 12.5 m<sup>2</sup>

Bedroom 3 6 m<sup>2</sup>

Bedroom 4 6 m<sup>2</sup>

Bathroom with WC, wash basin, bath with overhead shower and folding screen and heated towel rail. 5 m<sup>2</sup>

### EXTERNALS

Enclosed lawned garden & patio



## PROPERTY 3 THE BARN

This property is suitable for clients with mobility problems

### GROUND FLOOR

Open plan lounge-diner overlooking...

Open plan fitted, equipped, kitchen 37.8 m<sup>2</sup>

WC & hand basin 2m<sup>2</sup>

Bedroom 1 11 m<sup>2</sup>

Ensuite shower room with heated towel rail, WC with hand rail, sink & extra wide, walk-in shower with folding seat. 4.2 m<sup>2</sup>



### FIRST FLOOR

Mezzanine gallery 9 m<sup>2</sup>

Bathroom with bath, WC & sink 3 m<sup>2</sup>

Bedroom 2 10.5 m<sup>2</sup>

Bedroom 3 9 m<sup>2</sup>

### EXTERNALS

Enclosed lawned garden & patio



## PROPERTY 4 THE LITTLE FARMHOUSE

### GROUND FLOOR

Lounge 12 m<sup>2</sup>

Fitted, equipped, kitchen 6 m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37180PH56>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

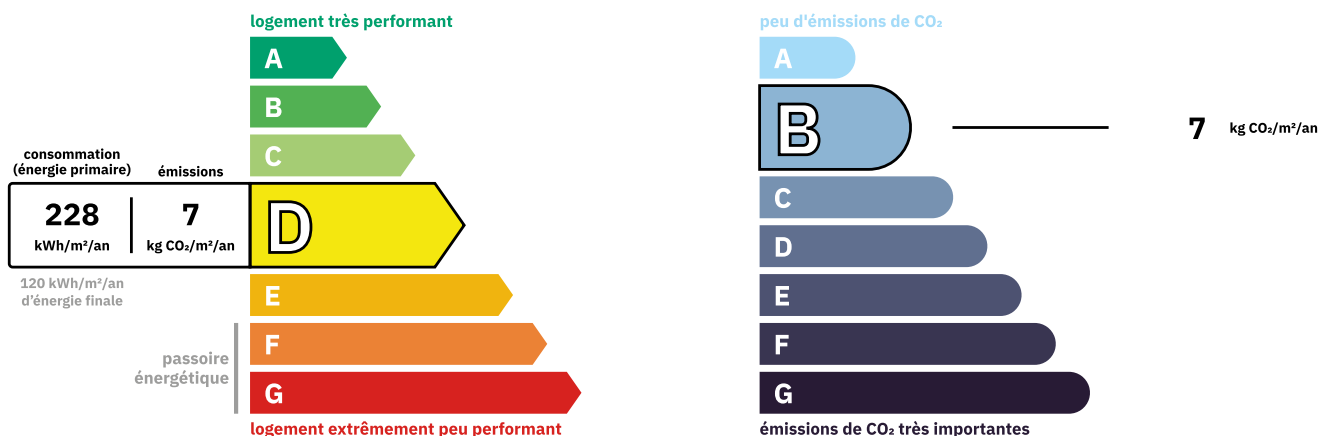
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GÎTE COMPLEX & HEATED  
POOL IN VILLAGE CENTRE. 4  
HOUSES - 12 BEDROOMS, 8  
BATHROOMS. BEACH 30  
MINUTE...

Ref : A37180PH56

## 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 1550 € and 2150€ 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.

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 : A37180PH56  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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