LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# A MAGNIFICENT COMPLEX OF THREE HOUSES, PLUS AN ATELIER, WITH GARDEN, INDOOR POOL, LARGE GARAGE AND COURTYARD.

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A37224LHS34 |
| PRICE | € 695,000<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (665 000 EUR hors honoraires) |
| BEDROOM | 9 |
| BATHROOM | 4 |
| ACCOMMODATION | 277 m² |
| LAND | 1170 m² |
| TOWN | Olonzac |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison, Family Home, Maison de Maitre |
| CONDITION | To be renovated, Good condition |
| FEATURES | Swimming Pool, Mains Drains, Garage |

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





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- A very quiet secret-garden town-centre location.
- Very beautiful renovation and interior decoration!
- The main house is currently let as a luxury gîte.
- A second gorgeous house to live in or let out.
- Huge scope, a house and 450m² building to convert.

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In the centre of this lovely market town but completely private, is an absolutely glorious property, hidden and at the same time resplendent in its decoration and style. With possibilities of expansion of the usable area into the top floor of the main house, plus renovation of a small courtyard house and use of the former factory, one can create 10



# DESCRIPTION

A lovely courtyard gives access to the main house, which has an entrance hall, a stair hall, a utility room, a wonderful and very large living/dining/kitchen area with an open fire, a big cooking range, French windows to the garden, a separate garden entrance hall, and a beautiful sitting room with fireplace, and two large windows looking onto the garden.

The curving staircase leads up to the 4 bedrooms used at present, which all have marble fireplaces. There are 2 beautiful bathrooms and one very original shower room. The top floor is yet to be developed, and is the same size as the other two floors. The house was re-roofed in 2020.



The garden is full of luxuriant plants, and from there, one reaches the 5x8m indoor heated pool and the steps to the upper terrace, which has a gorgeous view down onto the flowering plants below, and across to the church tower of the village.

The second house has an entrance from the road, with the main bedroom on the right-hand side. This has a superb modern bathroom, dressing area and sitting area. A second lobby has a heating room, a utility room and a stair up into the beautiful day area, with a large kitchen with traditional units, an opulent local marble sink and worktops, a dining area and steps up to the gorgeous living area. Both dining and living have stone fireplaces with wood burners.

Off the living room is a WC, a cupboard and stairs up to a small snug bedroom and shower room. There is lots of light, provided by windows and Velux...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37224LHS34

COMPLETE FILE AND PHOTO ON REQUEST

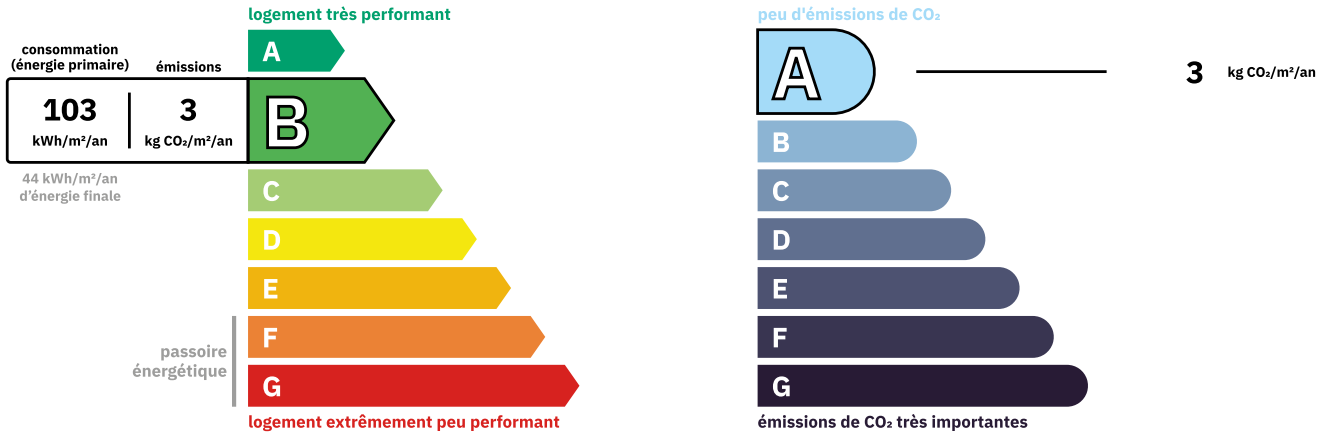
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Efficient
Estimated annual energy costs
between 2130 € and 2920€ for 2023

# NOTICE

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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.

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# CONTACT

Réf :A37224LHS34
FILE COMPLETE AND PHOTOS ON REQUEST

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