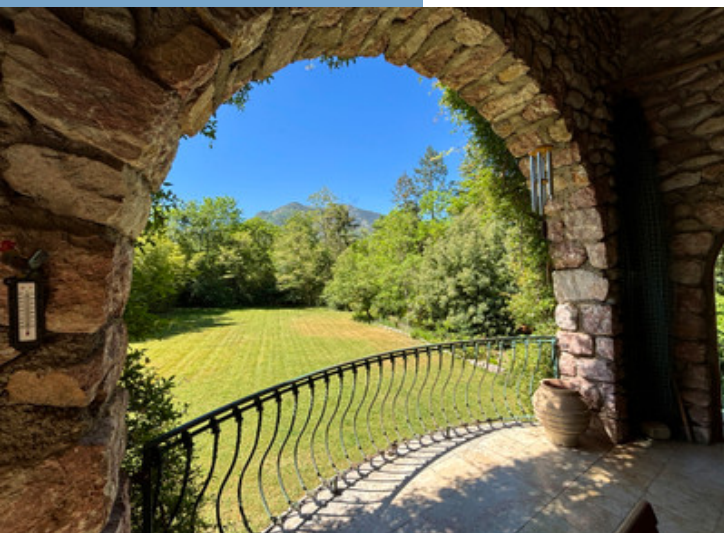




BEAUTIFUL COUNTRY HOUSE WITH 5  
BEDROOMS, INDEPENDENT 1-BEDROOM  
APARTMENT, GARDEN, GARAGES AND LAND

BEAUTIFUL COUNTRY  
HOUSE WITH 5  
BEDROOMS,  
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1-BEDROOM APARTMENT,  
GARDEN, GARAGES AND  
LAND...



## PROPERTY FACT FILE

REFERENCE	A37383DTU66
PRICE	€ 825,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	308 m <sup>2</sup>
LAND	33630 m <sup>2</sup>
TOWN	Fuilla
DEPARTMENT	
LOCATION	
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, River Frontage, Garage

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



- Stone property
- Large mature garden
- Land
- Garages
- Independent apartment

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1-BEDROOM APARTMENT,  
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LAND.  
Ref: A37383DTU66

Elegant Country House with Mountain Views, Guest Accommodation, Garages & Land – Tranquil Setting on the Edge of a Historic Village

Discreetly nestled in a peaceful setting on the outskirts of a

## DESCRIPTIF

Elegant Country House with 5 Bedrooms, Independent Apartment, Garages & Land – Mountain Views & Business Potential

Tucked away in a tranquil, unspoilt setting on the edge of a charming village, this elegant country house, built by a renowned French aviator following the 2nd world war, and offers privacy, space, and timeless character. Surrounded by a large, mature garden with stunning mountain views, the property is ideally suited as a family home, countryside retreat, or guesthouse — with excellent business potential.

1st floor:

Games room 35m<sup>2</sup>

Kitchen 20m<sup>2</sup>

Sitting room 39m<sup>2</sup>

Bedroom 13m<sup>2</sup>

Bathroom 13m<sup>2</sup>

Galley Kitchen 6m<sup>2</sup>

Office 14m<sup>2</sup>

Hallway 5m<sup>2</sup>

2nd Floor

Master suite 31,5m<sup>2</sup>

Dressing 1,6m<sup>2</sup>

En-suite shower room 5m<sup>2</sup>

2nd Bedroom 18m<sup>2</sup>

En-suite shower room 3m<sup>2</sup>

3rd bedroom 10m<sup>2</sup>

4th bedroom 13m<sup>2</sup>

Family shower room 5m<sup>2</sup>

Ground Floor Apartment

Kitchen/living room 44m<sup>2</sup>

Shower room 11,5m<sup>2</sup>

Bedroom 15m<sup>2</sup>

The main house extends over three levels and comprises five bedrooms. On the first floor, a bright bedroom with en suite

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37383DTU66>

COMPLETE FILE AND PHOTO ON REQUEST



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

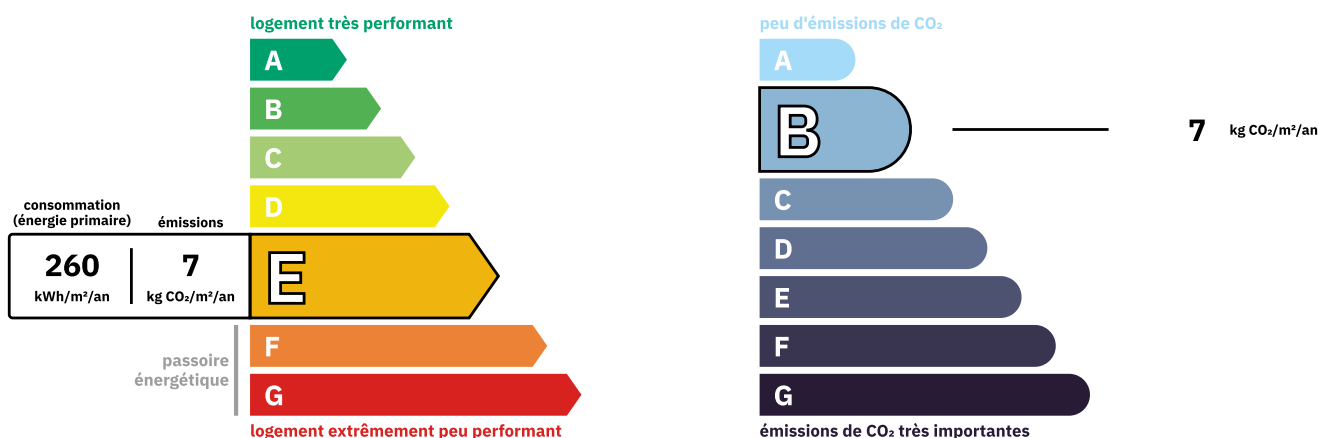
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

BEAUTIFUL COUNTRY HOUSE  
WITH 5 BEDROOMS,  
INDEPENDENT 1-BEDROOM  
APARTMENT, GARDEN,  
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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 **Energy consuming**  
Estimated annual energy costs  
between 3331 € and 4507€ for 2022

## 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 : A37383DTU66  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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