ELEGANT AND SPACIOUS 5-BED STONE HOME WITH BREATHTAKING VIEWS, REFINED INTERIORS, AND A STUNNING 12X6 POOL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

ELEGANT AND SPACIOUS 5-BED STONE HOME WITH BREATHTAKING VIEWS, REFINED INTERIORS, AND A STUNNING 12X...

PROPERTY FACT FILE

REFERENCE	A37992AT47
PRICE	€ 624,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	317 m²
LAND	13000 m²
TOWN	Duras
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Swimming Pool, Other 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

- Light-filled rooms with elegant, spacious layout
- Full-height salon with fireplace and gallery
- Beautiful kitchen-diner with breath-taking views
- Luxury master suite + flexible ground floor use
- Fabulous heated 12x6m pool with panoramic views

ELEGANT AND SPACIOUS 5-BED STONE HOME WITH BREATHTAKING VIEWS, REFINED INTERIORS, AND A STUNNING 12X...

Ref : A37992AT47

This beautifully renovated 5-bedroom stone home offers exceptional space, luxurious finishes, and breathtaking views.

Designed for elegant indoor-outdoor living, it features a full-height salon with fireplace and galleried landing, and an expansive

DESCRIPTION

This beautifully renovated 4-5-bedroom stone home offers exceptional space, refined finishes, and uninterrupted countryside views — a perfect blend of character and comfort in the heart of southwest France.

You enter directly into the full-height kitchen-diner — a space of light, volume and natural materials, with stone walls and patio doors framing panoramic views. This sociable heart of the home flows into the dramatic double-height salon with fireplace and galleried landing above — ideal for entertaining or quiet retreat.

Off the salon, a hallway (also accessible from outside) leads to a large utility room with shower, and a charming room with fireplace — ideal as an office or second bedroom. A separate WC is located just off the hallway. The utility room connects directly to the attached stone barn.

An inner hall leads to the elegant master suite, filled with natural light from a large window and patio doors opening onto the garden. The spacious bathroom, featuring a bathtub, double vanity, and WC, offers a serene and private retreat.

Upstairs, a galleried landing opens to three spacious bedrooms, each with exposed beams and traditional framed windows, balanced by large ceiling windows that fill the space with natural light. A family bathroom and separate WC complete the upper level.

Outside, the property offers beautiful grounds and a heated 12x6m pool with far-reaching views. You will want to stop and just gaze. Terraces surround the house for dining and re...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37992AT47

COMPLETE FILE AND PHOTO ON REQUEST

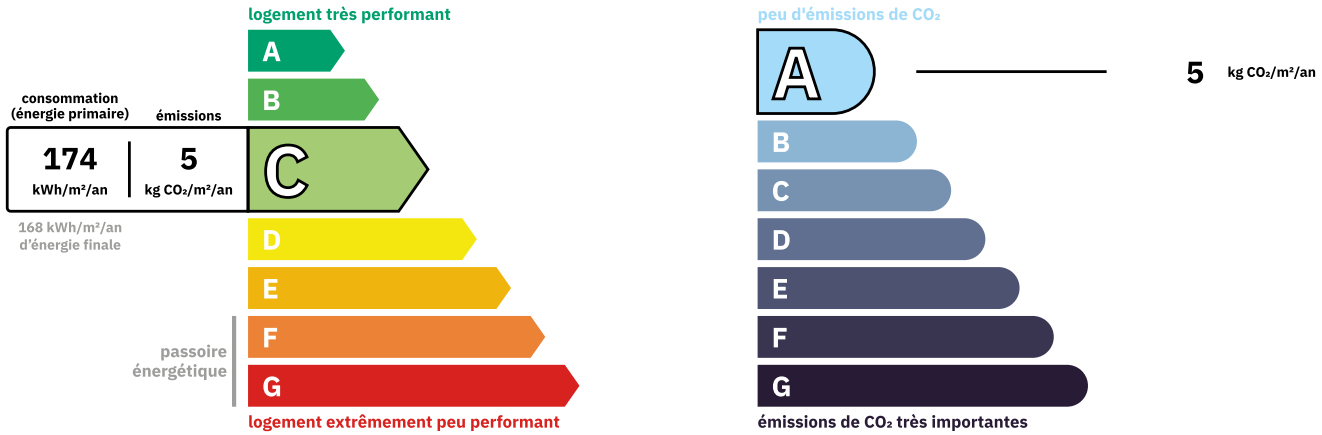
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ELEGANT AND SPACIOUS 5-BED STONE HOME WITH BREATHTAKING VIEWS, REFINED INTERIORS, AND A STUNNING 12X...

Ref : A37992AT47

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2560 € and 3510€ for 2022

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 :A37992AT47
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: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr