

CHARMING RENOVATED 5-BEDROOM COUNTRY HOME WITH POOL, GARDEN & FLEXIBLE LAYOUT

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

www.leggettprestige.com

CHARMING RENOVATED 5-BEDROOM COUNTRY HOME WITH POOL, GARDEN & FLEXIBLE LAYOUT ...









PROPERTY FACT FILE

REFERENCE	A38165NJD47
PRICE	€ 580,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (550 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	290 m²
LAND	20000 m²
TOWN	Espiens
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*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

- Landscaped garden with stunning vineyard views
- 11m x 5m saltwater swimming pool (2.2m depth)
- 5 Bedrooms | 2 Bathrooms | 2 WCs
- Energy-efficient renovation throughout
- Covered carport and enclosed garage

CHARMING RENOVATED 5-BEDROOM COUNTRY HOME WITH POOL, GARDEN & FLEXIBLE LAYOUT ...

Ref : A38165NJD47

Nestled in the peaceful countryside just 7 minutes from the market town of Nérac, this beautifully renovated 5-bedroom home blends character, comfort, and flexibility. Surrounded by vineyards and landscaped gardens, it features a saltwater pool, excellent energy efficiency, and inviting indoor/outdoor living spaces.



DESCRIPTION

Approach & Setting:

Accessed via a peaceful private road near the picturesque hilltop village of Espiens, this property offers a true sense of arrival and seclusion. Nestled within expansive, landscaped gardens and surrounded by rolling countryside and vineyards, the home provides a serene rural retreat.



Interior Layout:

On the ground floor, a spacious 30m² open-plan kitchen and dining area opens through glass sliding doors onto the garden, creating an ideal space for indoor-outdoor living. A bright 27m² living room extends to the front terrace and pool, while a large 21m² laundry and utility room offers practical access to a rear courtyard. There is an office or formal dining room with stairs to the first floor and a WC on this level for added flexibility.

The guest or annexe wing includes two bedrooms (23.5m² and 10m²), a modern 7m² shower room, a 7m² dressing room, a separate WC, and a generous 28m² workshop. Each room in this wing enjoys direct access to the garden through sliding doors, offering comfort and independence for visitors or potential renters.

Upstairs, the first floor has three generously sized bedrooms. Bedroom three (28.5m²) overlooks the pool and gardens, while bedrooms four (22m²) and five (30m²) feature charming sloped ceilings. A spacious 14.5m² family bathroom includes double sinks, a bath, shower, and dual-aspect windows. A separate WC completes the upper level.



Exterior & Grounds:

Set within beautifully maintained grounds, the prop...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38165NJD47

COMPLETE FILE AND PHOTO ON REQUEST

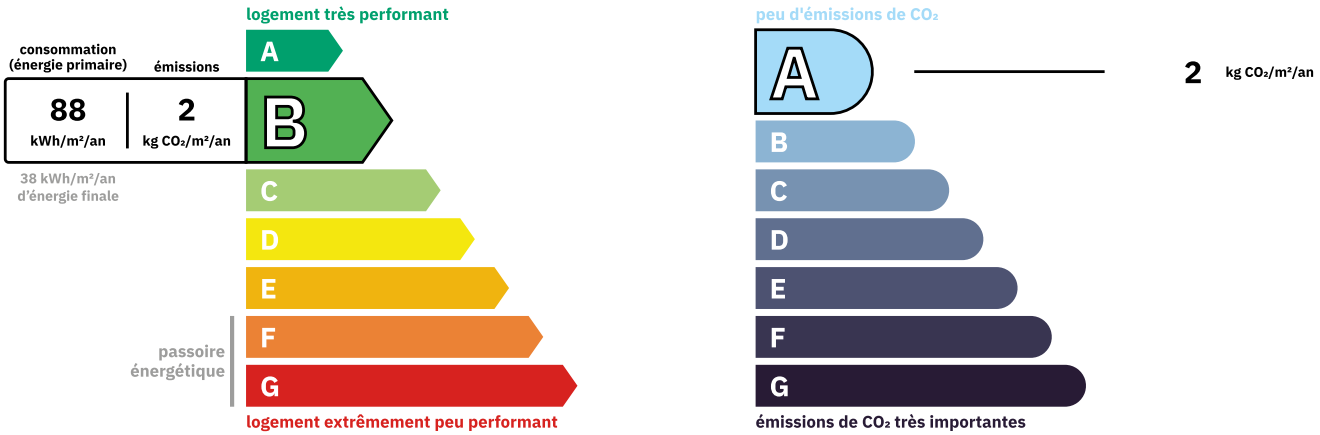
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CHARMING RENOVATED 5-BEDROOM COUNTRY HOME WITH POOL, GARDEN & FLEXIBLE LAYOUT ...

Ref : A38165NJD47

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 1968 € and 2662€ for 2023

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 :A38165NJD47
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