



A SUPERBLY LOCATED 89HA FARM OFFERING A
SPACIOUS 5-BEDROOM FARMHOUSE,
2-BEDROOM GÎTE AND OUTBUILDINGS

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PROPERTY FACT FILE	
REFERENCE	A39893DRO86
PRICE	€ 900,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (850 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	258 m²
LAND	889612 m²
TOWN	Lathus-Saint-Rémy
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Terrain sans CU, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Energy rating D on both houses
- Oil central heating & double glazing
- Large 2 bedroom detached gite
- Superb land ideal for farming or equestrian
- Outbuildings, barns, garage and hangers

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Set in an enviable countryside location, this exceptional property comprises 89 hectares of versatile farmland, plus an additional 18ha rented, a beautifully appointed five-bedroom farmhouse (258m²), extensive outbuildings, and a generous two-bedroom gîte (139m²)—perfect for extended family, guests, or holiday rental

DESCRIPTIF

Enter the property via an impressive driveway from the quiet lane
In front of you you have the main farmhouse with the gite to the left
and all the outbuildings to the right

Front door to the main farmhouse

Dining room 4.7m x 4.9m - wood burning stove

Open plane kitchen 2.8m x 4.7m with breakfast bar

Living room 4.7m x 5.8m

a door to the games room 4.5m x 5m

WC

Door to Office from the living room - 4.2m x 5m

Door to gym 4.9m x 4.4m

Door from living room to the two downstairs bedrooms

Bedroom 1 2.7m x 4.1m

Bedroom 2 5m x 2.9m

Utility room 2.8m x 4.7m

Stairs from living room to first floor

Large landing of 4.4m x 4.5m

Bedroom 3 3.9m x 4.4m

Bedroom 4 4.3m x 4.6m

Master bedroom 5 8.8m x 4.7m with en-suite bathroom and wc 3.2m x 1.9m with fantastic countryside views over your land

Family bathroom and wc 4.2m x 4.7m with stand alone bath tub

2nd House (Gite)

Main door to entrance hall 4.4m x 3.1m

Living / dining room 7.9m x 5.6m with wood burning stove and 2 x air conditioning units

Kitchen 7m x 3.2m

Conservatory 3.8m x 3.4m

Bedroom 1 3.2m x 3.4m with en-suite bathroom and wc 2.5m x 1.3m plus a large built in cupboard

Bedroom 2 2.7m x 3.4m

Bathroom with wc 2.5m x 3.3m

Boiler room 2.1m x 2.6m

Upstairs on the first floor a large mezzanine 3.2m x 4.5m and an attic room of 4.5m x 2.8m which could be another bedroom / office etc

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39893DRO86>

COMPLETE FILE AND PHOTO ON REQUEST



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

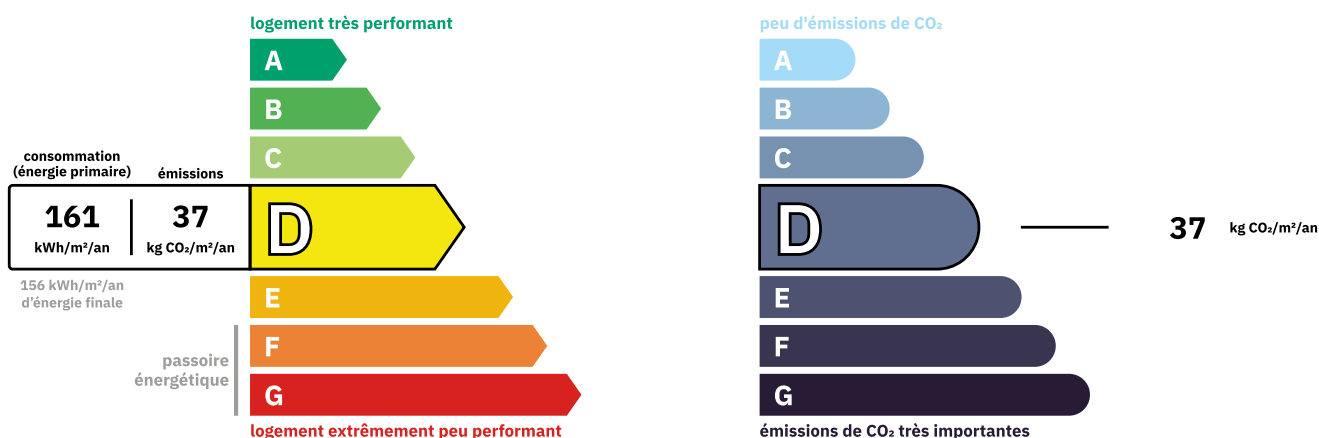
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 2730 € and 3760€ 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.

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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

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FILE COMPLETE
AND PHOTOS
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