

GRAND MAISON DE MAITRE OFFERING 5 BEDROOMS, 5 BATHROOMS. HEATED POOL & ENTERTAINING AREA WITH PARK GARDENS .

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A40719JHI17
PRICE	€ 441,530 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (467 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	295 m²
LAND	2695 m²
TOWN	Bazauges
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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





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- Magnificent country house with park gardens .
- Heated 12m x 5 m salt water swimming pool .
- Poolside entertainment area including Kitchen ,
- Bread oven , covered terrace and shower room & WC
- Full of original charm and character .

GRAND MAISON DE MAITRE OFFERING 5 BEDROOMS, 5 BATHROOMS. HEATED POOL & ENTERTAINING AREA WITH PARK G...

Ref : A40719JH117

Discover this beautifully maintained Maison de Maître nestled in a small, picturesque village with private, enclosed park gardens set within stone walls, offering tranquillity and charm. Perfect for lovers of classic French architecture, offering a stately main house, stunning pool area, and versatile outbuildings.



DESCRIPTION

The house in more detail :
Ground floor :
Entrance hall : 10m² with WC to the rear .
Salon with fireplace : 37m²
Library : 29m² with doors opening to front and rear gardens .
Dining room : 35m² with fireplace .
Kitchen 27m²- fully fitted with french doors to gardens and kitchen garden .
Rear kitchen : 10m² with boiler and water softener .
First floor :
Hallway leading to Bedroom 1 : 23m² with ensuite bathroom and separate WC .
Bedroom 2 : 28m².
Shower-room with separate WC : 5m²
Bedroom 3 : 20m² with deressing area 6m², bathroom 6m² and separate WC .
Second floor :
Bedroom 4 : 32m²
Bedroom 5 : 36m² complete with studio kitchen and shower room .



Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40719JH117
COMPLETE FILE AND PHOTO ON REQUEST

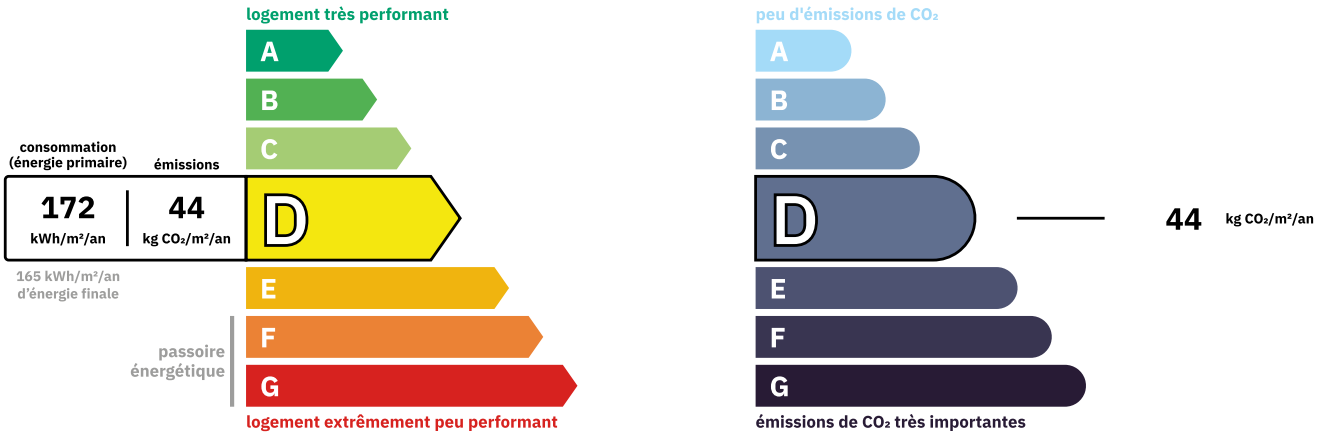
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6680 € and 9070€ 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.

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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 ON REQUEST

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