



HIGH STANDARD PROPERTY COMPRISING TWO
HOUSES, OUTBUILDINGS, TWO SWIMMING
POOLS, GREAT LETTING POTENTIAL.

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TWO HOUSES,
OUTBUILDINGS, TWO
SWIMMING POOLS,
GREAT LETTING POTEN...



PROPERTY FACT FILE	
REFERENCE	A40781BW124
PRICE	€ 897,750 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (855 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	6
ACCOMMODATION	550 m ²
LAND	12712 m ²
TOWN	Monplaisant
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Gîtes, House, Country House
CONDITION	Habitable
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	



- Two swimming pools with pool house
- Outbuildings, enclosed garage, utility room
- Solar panels with income, high speed internet
- High letting potential, bed & breakfast, gites
- Quite area, close many touristic sites, amenities

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Beautiful and immaculate property comprising two distinct houses as a rental investment or main residence, including in total 10 bedrooms, 7 bathrooms, 3 kitchens, outbuildings, 2 sw. pools, beautiful garden with ornamental trees, lawn of about 1,3ha(3 acres).
Great location and close to amenities. Solar panels with revenues.

DESCRIPTION

Two houses with character and comfortable in the Périgord Noir.
The main house, Maison "Fauvel" :

Its beautiful front door solid wood with a lovely entrance hall (17.50 m²).

A large hallway leads to a ground-floor bedroom suite (15.50 m²) with a French door opening onto a private terrace, large built-in wardrobes, and a tiled bathroom with a large bath and shower (14.55 m²), as well as another French door leading to the terrace.

The corridor also leads to an access to the enclosed garage (31.25 m²) with electrical panel and photovoltaic inverter, as well as a door leading to the laundry area and the garden.

A wood storage area (18.50 m²), laundry room (12.50 m²), and technical room for the swimming pool with a recent pump complete this area.

The kitchen (22.50 m²) , fully equipped, with terracotta floors and recent renovation with access to the terrace with local pavement.

The large and well exposed living and dining room (50 m²) benefits from four sets of double-glazed French doors with exposed-beam ceiling enhances the character of the room with a stone fireplace fitted with a wood burner.

Large built-in closets with excellent completion add charm and comfort.

From the entrance, an oak staircase leads to the upper floor with a mezzanine (17.45 m²) and recent parquet flooring.

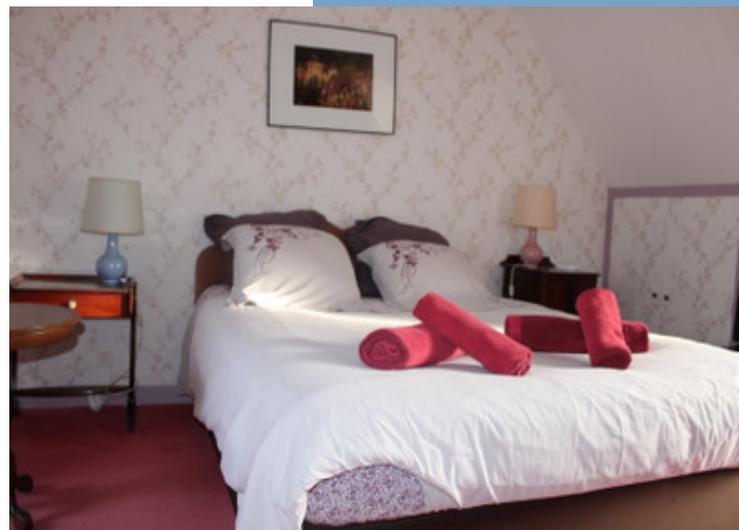
On this level, three bedrooms (12.75 m², 12 m², and 10 m²) including one in the tower with Velux windows and lovely exposed beams.

A shower room, a toilet, and a bathroom with wh...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40781BW124>

COMPLETE FILE AND PHOTO ON REQUEST

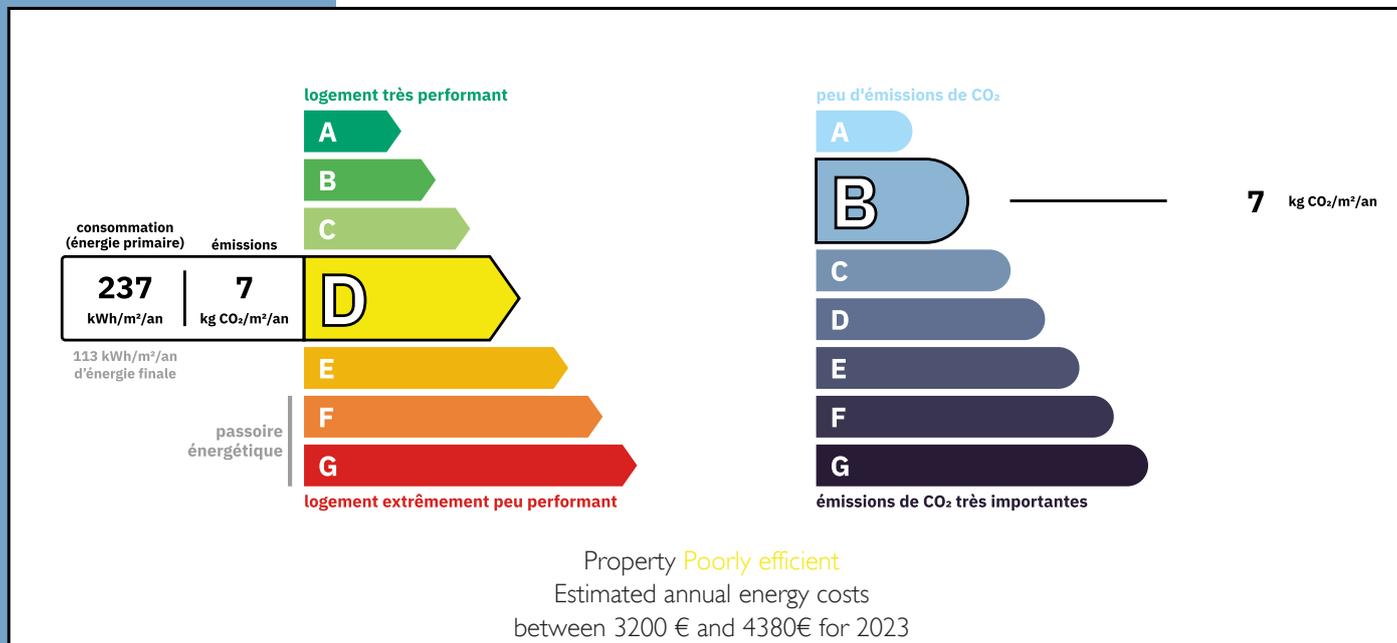


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ENERGIE-DPE

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



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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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