LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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# HIGH STANDARD PROPERTY COMPRISING TWO VILLAS, OUTBUILDINGS, TWO SWIMMING POOLS, GREAT LETTING POTEN...





## PROPERTY FACT FILE

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| REFERENCE | A40781BWI24 |
| PRICE | € 845,250<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (805 000 EUR hors honoraires) |
| BEDROOM | 10 |
| BATHROOM | 6 |
| ACCOMMODATION | 550 m² |
| LAND | 12712 m² |
| TOWN | Monplaisant |
| DEPARTMENT | |
| LOCATION | Close to golf course |
| TYPE | Gîtes, House, Country House |
| CONDITION | Habitable |
| FEATURES | Swimming Pool, Private drainage, Garage |

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





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- Two swimming pools with pool house,many facilities
- 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 ornemental trees, lawn of about 1,3ha(3 acres).
Great location and close to amenities. Solar panels with revenues.



# DESCRIPTION

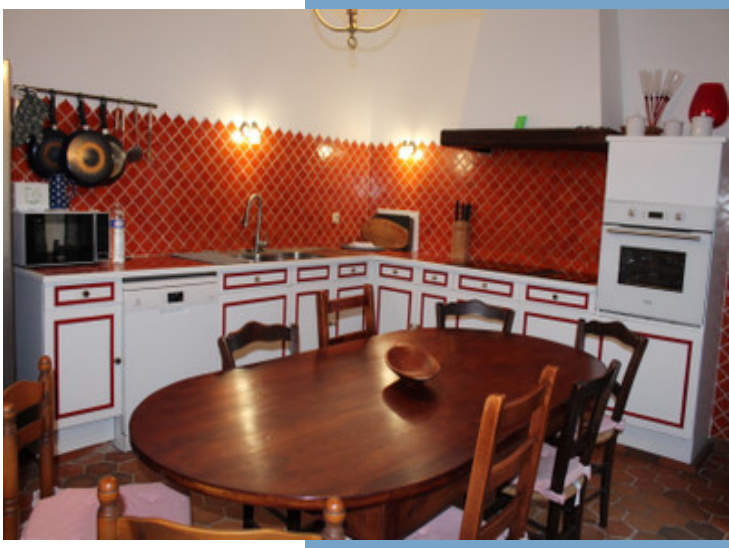
Two houses with character and comfortable in the Périgord Noir.
The main house, Maison "Fauvel" :

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.

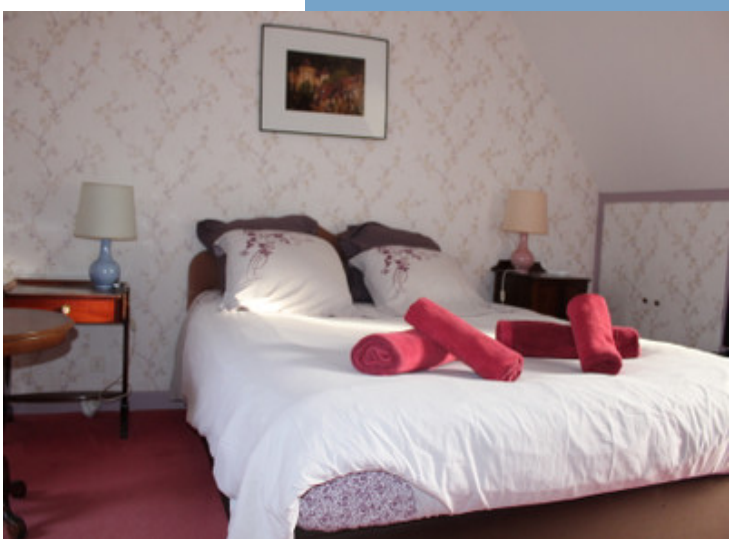
A wood storage area ( 18.50 m²), laundry room (12.50 m²), and technical room for the swimming pool with a recent pump complete this area.

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/A40781BWI24
COMPLETE FILE AND PHOTO ON REQUEST

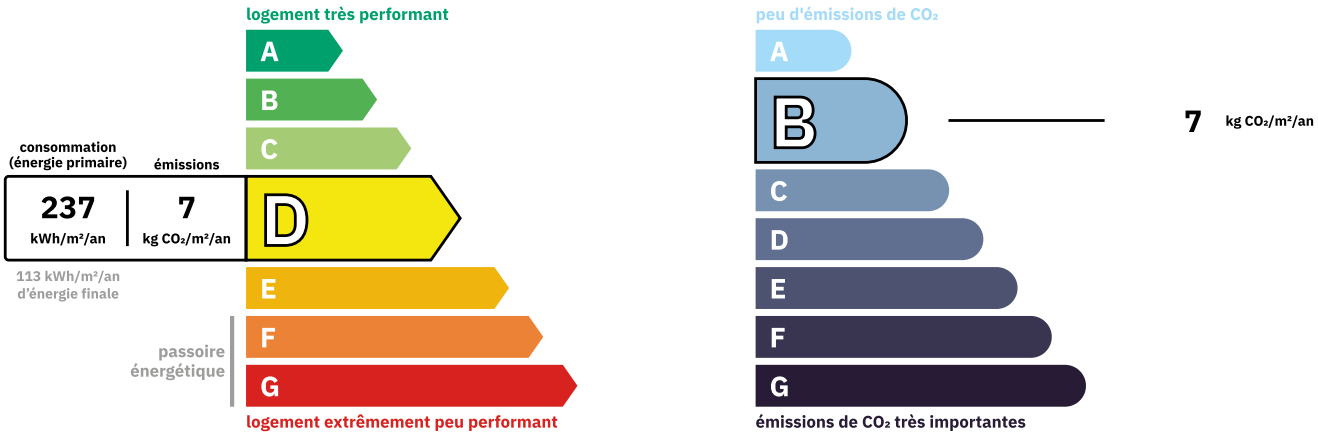
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 3200 € and 4380€ for 2023

# NOTICE

Leggetts, their client and any joint agents give notice that:

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# CONTACT

Réf :A40781BWI24

FILE COMPLETE AND PHOTOS ON REQUEST


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