LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# EXCEPTIONAL CHARACTER PROPERTY WITH 5 ENSUITE BEDROOMS, STUDIO, OWNER APARTMENT AND LARGE SOUTH FACING WALLED

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A44411LLD82 |
| PRICE | € 640,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 8 |
| BATHROOM | 8 |
| ACCOMMODATION | 235 m² |
| LAND | 473 m² |
| TOWN | Saint-Antonin-Noble-Val |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Gîtes |
| CONDITION | |
| FEATURES | High speed internet, Business potential, Character property |

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





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- Located in a beautiful village with all amenities
- Large and airy rooms
- Proven income as a successful Bed & Breakfast
- South facing walled garden
- Energy-efficient living with B energy rating

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Situated in the heart of the enchanting medieval village of Saint-Antonin-Nobel-Val, this exquisite property presents a rare opportunity to acquire an elegant and substantial residence in one of the most sought-after settings in southwest France.







# DESCRIPTION

On the ground floor: The impressive entrance hall blends the property's original stonework and exposed beams with a bold Art Deco-inspired tiled floor and elegant period staircase (31 m2). The entrance hall leads to the first dining room (22m2) which has access to the walled garden as well as the second dining room (18 m2). Leading from the first dining room is a fully equipped kitchen (15m2) which accesses a large utility room/storage room (33m2). A large studio apartment with kitchenette, shower room and separate toilet with direct access to the street (27m2) is accessible through a small corridor on the ground floor;
First floor: The owner's apartment on this floor comprises bedroom 1 (25m2), bathroom 1, bedroom 2 (21m2) with en-suite bathroom, living room (28m2) with log burner, dining room (25m2), kitchen (19m2), study (13m2);
Second floor: This floor offers 5 elegant and spacious light filled bedrooms all with bathrooms – bedroom 3 (21m2), bedroom 4 (22m2) with solarium terrace (24m2) with views of the Roc d'Anglars, bedroom 5 (29m2), bedroom 6 (29m2), bedroom 7 (22m2);
Third floor: Very large attic (fully insulated) offering the possibility to create another room;
Outside: beautiful walled garden (473m2), garden room for covered dining / sitting area.

EXTRA:
The main house benefits from recently installed heat and water pumps providing year-round comfort and energy efficiency.
Included in the sale are all the necessary business assets for a seemless continu...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44411LLD82
COMPLETE FILE AND PHOTO ON REQUEST

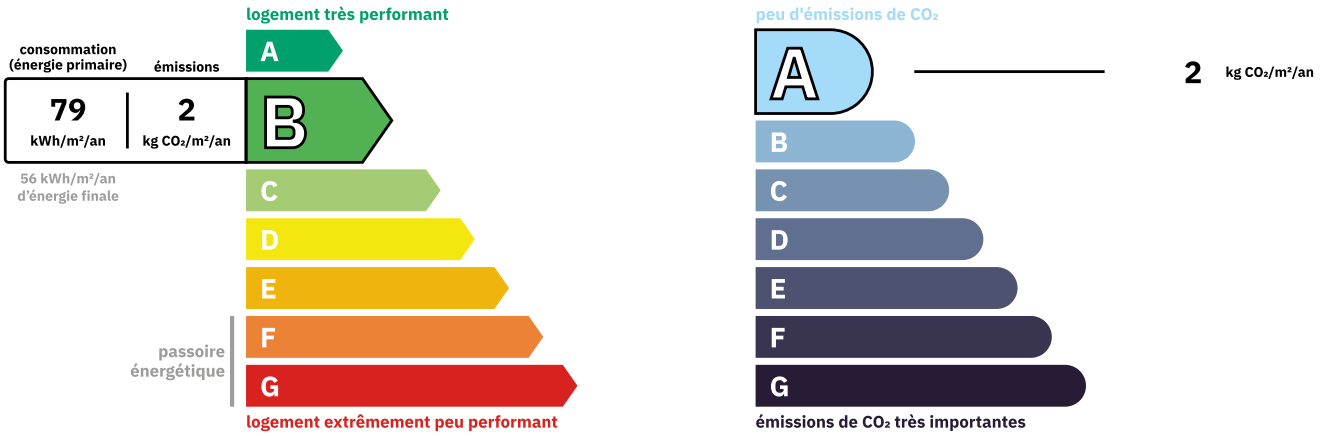
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Efficient
Estimated annual energy costs
between 2000 € and 3500€ for 2021

# 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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