LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARMING VILLAGE HOUSE OFFERING 250 M² OF LIVING SPACE, FEATURING GENEROUS ROOM SIZES, A BEAUTIFUL PARKLAND.

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

REFERENCE	A45061AK31
PRICE	€ 549,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	1
ACCOMMODATION	250 m²
LAND	4420 m²
TOWN	Rieux-Volvestre
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Peacefully located, with a swimming pool
- A beautiful veranda opening directly from the kitc
- et within a beautiful 4,000 m² park,
- Large garage of over 60 m².
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Character Property Set in 4,400 m² of Parkland with Swimming Pool and River Access

Nestled in a peaceful and green environment, this charming property sits within 4,400 m² of beautifully landscaped grounds, featuring a 12

DESCRIPTION

The 21 m² fitted kitchen, also featuring a fireplace, opens onto a delightful 16 m² conservatory, providing the perfect setting to enjoy the garden throughout the year.

Upstairs, a landing leads to:

Three spacious bedrooms of approximately 22 m² each
A 7 m² study/home office
A family bathroom
A separate WC with washbasin

Outside, the grounds provide a true haven of peace, combining landscaped gardens, relaxation areas and quality outdoor amenities.

A substantial 62 m² garage completes the property, offering ample space for several vehicles, storage, or a workshop.

Key Features

- 4,400 m² of landscaped grounds
- 12 m x 6 m swimming pool with pool house
- Pond, well and greenhouse
- Direct river access
- Generous living spaces and impressive ceiling heights
- Bright and airy accommodation throughout
- Conservatory overlooking the garden
- 62 m² garage



A rare opportunity for those seeking nature, space, character and tranquillity.

Rieux-Volvestre – A Charming Historic Village

Located approximately 45 km south of Toulouse, Rieux-Volvestre is recognised as one of France's "Plus Beaux Détours de France" and offers a peaceful lifestyle on the banks of the River Arize.

Local Amenities

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45061AK31



COMPLETE FILE AND PHOTO ON REQUEST

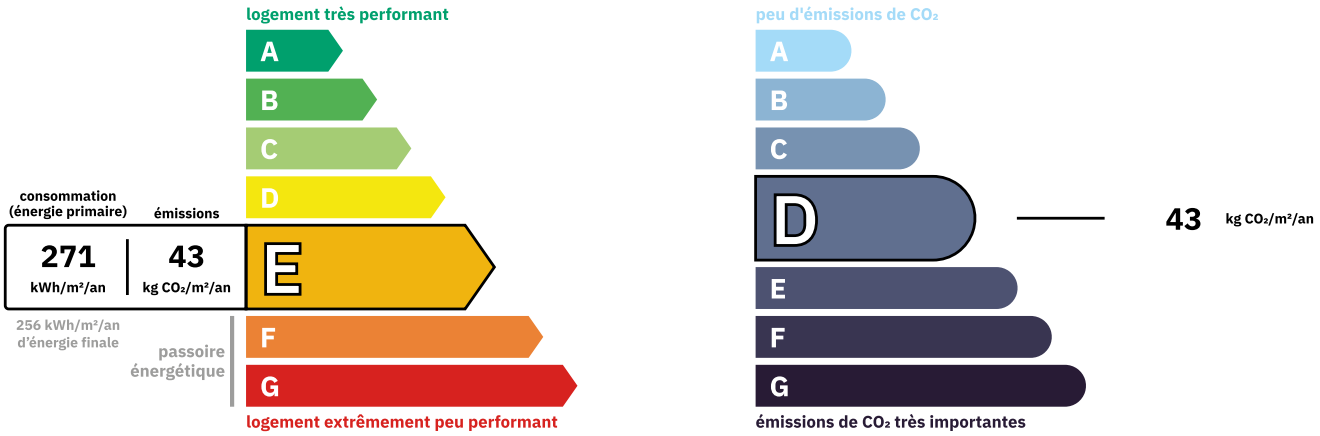
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 4795 € and 6487€ 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.

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

Réf :A45061AK31
FILE COMPLETE AND PHOTOS ON REQUEST

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