

STUNNING 5 BED PROPERTY WITH INDOOR SWIMMING POOL AND LAKE, SET IN NEARLY 15 ACRES OF WOODED AND GRASSED LAND

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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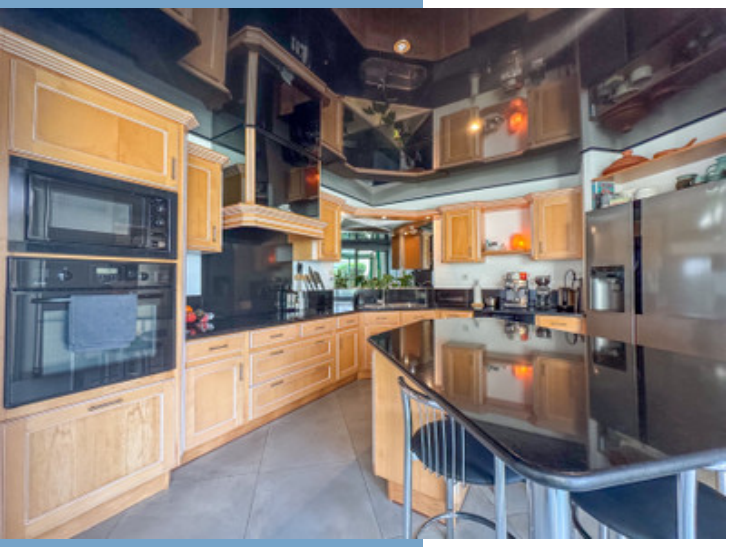




PROPERTY FACT FILE

REFERENCE	A45308NHA79
PRICE	€ 690,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (650 944 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	430 m²
LAND	59021 m²
TOWN	Combrand
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Lake

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





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- Private 13,000m² lake
- Heated indoor pool, spa and sauna
- Stunning lake views throughout
- Master suite with dressing room
- Expansive entertaining spaces

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Set in a peaceful and private setting, this exceptional contemporary property enjoys breathtaking views over its own private lake. Designed to maximise natural light and the surrounding landscape, the house offers spacious and versatile accommodation, including a wellness area with heated indoor pool, spa and sauna, extensive entertaining spaces,



DESCRIPTION

This exceptional contemporary property has been designed to maximise its stunning lake views and offers generous, versatile accommodation throughout.

The ground floor comprises an entrance hall (2m²), fitted kitchen (16m²), utility room (6m²), dining room with bar area (39m²), spacious lounge (38m²) with mezzanine, games room (47m²), three bedrooms (15m², 18m² and 16m²), an office/fifth bedroom (14m²), family bathroom (8m²) and separate WC (2m²).



The impressive master suite includes a bedroom (17m²), dressing room (9m²) and en-suite shower room (6m²). A further office (26m²) benefits from a private balcony overlooking the lake.

A dedicated wellness area features a heated indoor swimming pool (10m x 5m), spa, sauna, changing room, shower room and WC. The pool plant room houses the equipment for the saltwater pool, which is heated via air-source heat pumps.

Additionally, there is a double garage (44m²) and a basement garage (55m²), both with electrically operated doors and providing ample space for vehicles, gardening equipment and outdoor storage. Plus a hangar.

The property benefits mainly from double glazing, with heating provided by a combination of an oil-fired boiler and geothermal underfloor heating. Numerous original and unique architectural features enhance the home's character.

Set within beautifully maintained grounds, the house is surrounded by mature oak and cherry trees, landscaped lawns and woodland walks. An electric gated entrance provid...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45308NHA79

COMPLETE FILE AND PHOTO ON REQUEST

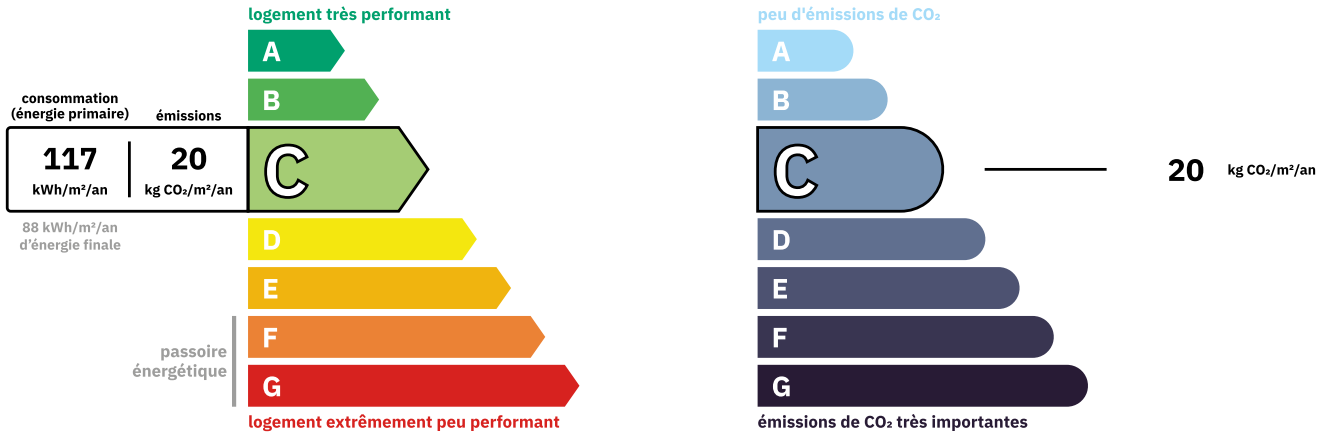
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 5450 € and 7450€ 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

Réf :A45308NHA79
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr