

EXCEPTIONAL PRIVATE HAMLET WITH THREE HOUSES, LAKE, POOL AND TENNIS COURT IN AVEYRON

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PROPERTY FACT FILE

REFERENCE	A46568LLD12
PRICE	€ 889,473 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	9
ACCOMMODATION	690 m²
LAND	68685 m²
TOWN	Lescure-Jaoul
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Lake

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





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- Three character stone houses plus annexe
- Six hectares with magnificent views
- Private lake, tennis court and unique pool
- Nine bedrooms plus self-contained studio
- Exceptional 190 m² entertaining annexe

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A rare opportunity to acquire an exceptional private hamlet set within six hectares of glorious Aveyron countryside. This remarkable estate comprises three beautifully presented stone houses, a self-contained studio and a superb 190 m² entertaining annexe. Offering nine bedrooms plus the studio, it is ideal for extended family, guests or a



DESCRIPTION

Set amid six hectares of rolling countryside, this exceptional private hamlet offers an increasingly rare combination of character, privacy and versatility. Three traditional stone houses and a substantial entertaining annexe are arranged around attractive cobbled courtyards, with lauze-style roofs, green timber shutters, mature planting and far-reaching views creating an enchanting sense of place.

THE MAIN HOUSE
The principal residence is a beautifully presented three-bedroom stone house offering approximately 240 m² of habitable accommodation, where original features blend comfortably with modern improvements.



On the ground floor:
A generous kitchen (25 m²) includes extensive cabinetry, a substantial range cooker and a large central island with breakfast-bar seating, complemented by a separate utility and preparation room (16 m²). The welcoming lounge and dining area (35 m²) retains painted ceiling beams, timber flooring and a handsome stone fireplace with wood-burning stove. Double doors open onto a covered terrace (35 m²), creating an inviting outdoor living and dining space overlooking the lake and magnificent countryside.
A self-contained studio (29 m²), comprising a small kitchen and shower room, can be accessed independently through the glazed garden room from either the courtyard or garden, as well as internally from the main house utility room. The glazed garden room (31 m²) offers an additional place to relax and enjoy views of the grounds.

First floor:
A...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46568LLD12
COMPLETE FILE AND PHOTO ON REQUEST

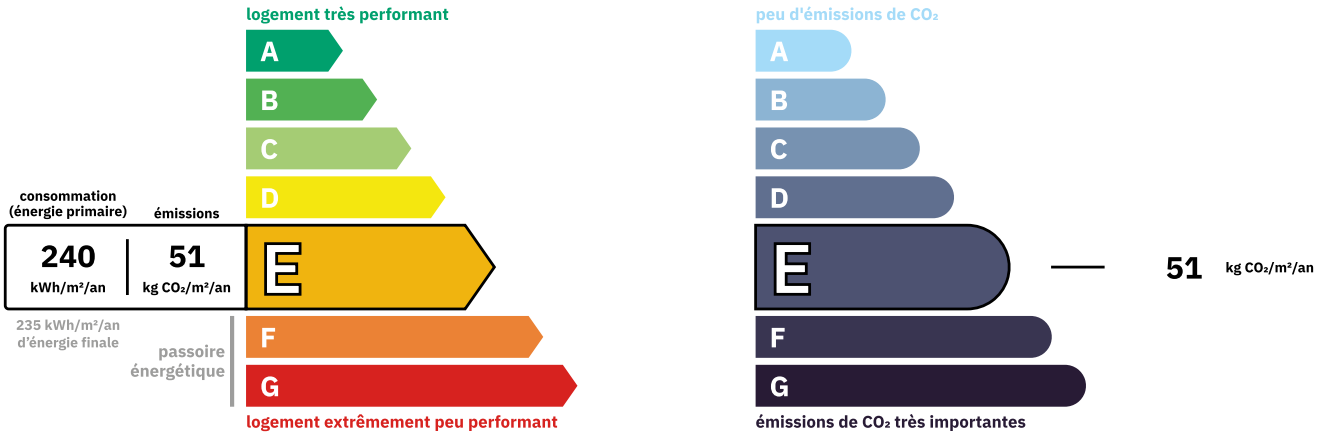
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 8560 € and 11650€ 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.

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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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