LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A MAGNIFICENT PROPERTY IN THE HEART OF CREUSE, FEATURING A GUEST COTTAGE, A SWIMMING POOL & PREMIUM AMENITIES

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PROPERTY FACT FILE

REFERENCE	A46609JUM23
PRICE	€ 670,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (632 076 EUR hors honoraires)
BEDROOM	4
BATHROOM	5
ACCOMMODATION	407 m²
LAND	22588 m²
TOWN	Saint-Dizier-les-Domaines
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

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





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- Exceptional lifestyle property
- Independent guest- cottage (gîte)
- Excellent holiday rental income potential
- Dedicated wellness area & swimming pool
- Peaceful countryside location

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Exceptional country property with an independent guest cottage, swimming pool, wellness area and 2.26 hectares of land, nestled in the peaceful countryside of the Creuse, just minutes from Lac de Châtelus-Malvaleix. Offering approximately 407 m² of total living space, this versatile estate comprises a spacious main house, a guest



DESCRIPTION

Nestled in the peaceful countryside of Saint-Dizier-les-Domaines, this exceptional lifestyle property offers an impressive combination of character, comfort and versatility. Comprising a spacious main house, an independent guest cottage, a swimming pool, wellness facilities, extensive outbuildings and approximately 2.26 hectares of land, it is perfectly suited as a family home, luxury holiday retreat, gîte business or wellness destination.



The main house is arranged over three levels. The lower ground floor, with its own independent entrance, comprises a living room, a kitchen with dining area and an adjoining room, offering flexible accommodation for guests, extended family or potential rental use. The principal floor features the main entrance, a hallway currently used as a home office and an elegant family bathroom with a freestanding bath. Upstairs are three generous double bedrooms, two bathrooms, including one en-suite, and a bright open mezzanine currently used as an additional living area.

The independent guest cottage benefits from its own private entrance and offers an open-plan living area with a fitted kitchen, lounge and sleeping space, two shower rooms and a balcony overlooking the surrounding countryside. A covered parking area is located beneath the cottage.

Designed for both relaxation and entertaining, the outdoor space features an in-ground swimming pool, a summer kitchen with an additional shower room, and a dedicated wellness complex comprising a nail...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46609JUM23

COMPLETE FILE AND PHOTO ON REQUEST

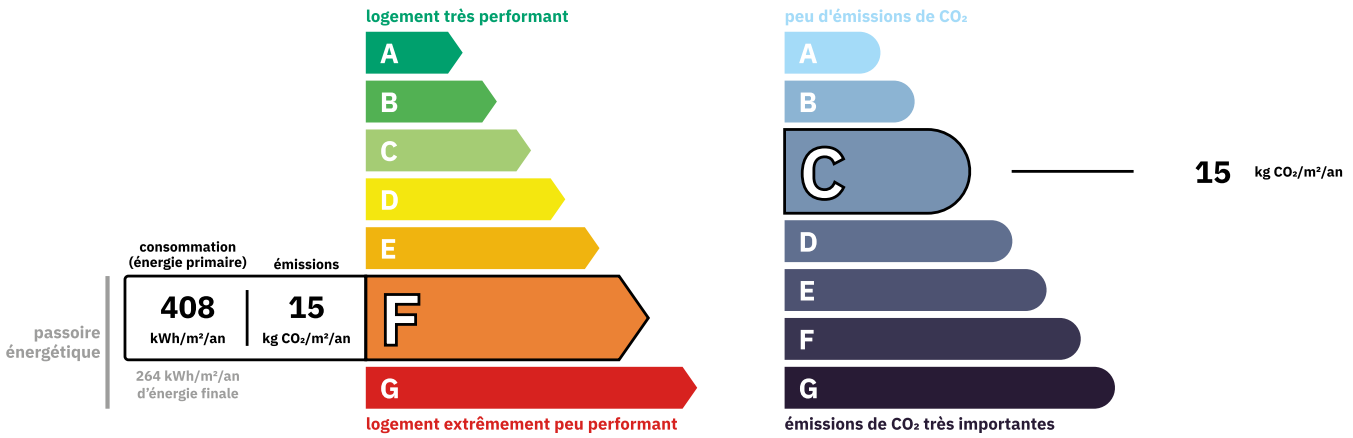
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 6740 € and 9180€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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