BEAUTIFUL, RENOVATED ESTATE WITH 12 HECTARES, 3 STUNNING HOUSES, NUMEROUS BARNS & DPE A - INCOME POTENTIAL

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

www.leggettprestige.com

BEAUTIFUL, RENOVATED ESTATE WITH 12 HECTARES, 3 STUNNING HOUSES, NUMEROUS BARNS & DPE A - INCOME POT...

PROPERTY FACT FILE

REFERENCE	A47253NCL29
PRICE	€ 678,400 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (640 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	5
ACCOMMODATION	284 m²
LAND	160000 m²
TOWN	Brasparts
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	

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

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

- 12 hectares of land
- Two independent income-producing gîtes
- Extensive equestrian facilities
- Huge barns and outbuildings
- Main 5 bedroom house

BEAUTIFUL, RENOVATED ESTATE WITH 12 HECTARES, 3 STUNNING HOUSES, NUMEROUS BARNS & DPE A - INCOME POT...

Ref : A47253NCL29

A rare 16-hectare estate in the heart of the Monts d'Arrée, set at the end of a private road with no immediate neighbours and direct access to walking trails. The property comprises a beautifully renovated 149m² main house (DPE A), two furnished gîtes of approximately 90m² and 44m², extensive agricultural buildings including a 762m²

DESCRIPTION

Tucked away at the end of a private road in the spectacular Monts d'Arrée, this exceptional rural estate offers privacy, space and remarkable potential in one of Brittany's most distinctive natural landscapes.

With approximately 16 hectares of land, three renovated residences, extensive agricultural buildings and several traditional stone properties, the estate has the atmosphere of its own private hamlet. There are no immediate neighbours or overlooking properties, while walking paths and trails lead directly from the estate into the surrounding countryside.

A further 4 hectares of adjoining land may also be available to purchase or rent, subject to the arrangements of the sale.

The Main House – approx. 149m² – DPE A

The main residence extends to approximately 149m² of habitable space and has undergone a recent, high-quality renovation, carefully planned with the involvement of an interior architect.

The design is deliberately clean, elegant and understated, allowing the volumes, natural light and materials to take centre stage. Particular attention has been paid to functionality, comfort and the quality of the finishes, successfully combining the character of the original building with contemporary living.

Ground floor:

The heart of the house is the generous 37m² living and dining room, providing an inviting space for everyday living and entertaining.

Alongside is a 17m² fitted kitchen, complemented by a practical 9.5m² utility room.

There is also a 5...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47253NCL29

COMPLETE FILE AND PHOTO ON REQUEST

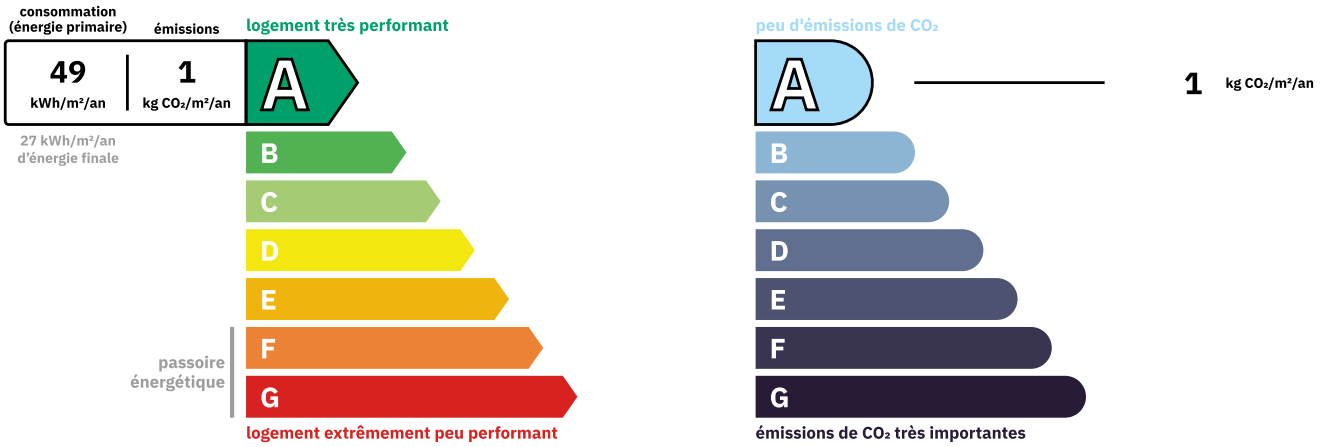
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

BEAUTIFUL, RENOVATED ESTATE WITH 12 HECTARES, 1 STUNNING HOUSES, NUMEROUS BARNS & DPE A - INCOME POT...

Ref : A47253NCL29

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

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 900 € and 1280€ 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 :A47253NCL29
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: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr