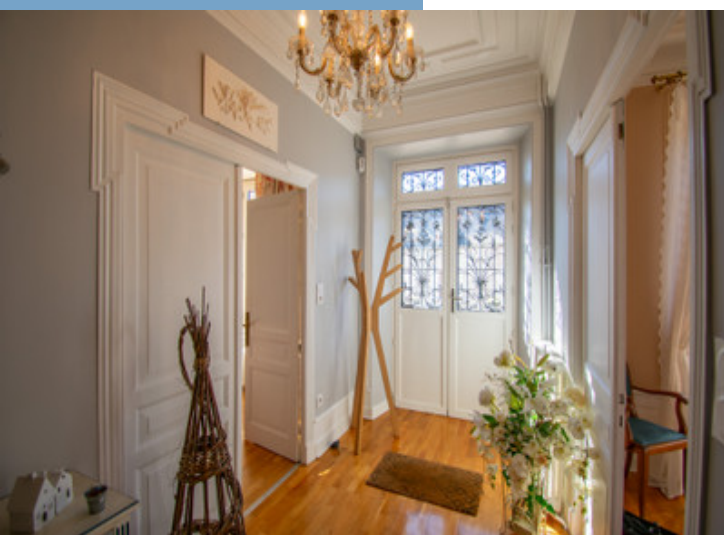




STUNNING, CHARACTERFUL, PERIOD PROPERTY IN THE HEART OF THE MEDIEVAL TOWN OF MEYMAC

STUNNING,
CHARACTERFUL, PERIOD
PROPERTY IN THE HEART
OF THE MEDIEVAL TOWN
OF MEYMAC...



PROPERTY FACT FILE	
REFERENCE	A47814SHJ19
PRICE	€ 530,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	3
ACCOMMODATION	300 m²
LAND	5618 m²
TOWN	Meymac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Mains drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- 4-bedroom main house with elegant period features
- 3-bedroom guest house 160m²
- Various outbuildings including barn and garages
- Large garden with established trees and pond
- Within walking distance to amenities

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OF THE MEDIEVAL TOWN
OF MEYMAC...

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Set in the heart of medieval Meymac, this magnificent property combines historic charm, character and timeless elegance with spacious, versatile accommodation.

Behind wrought-iron gates, the main house offers four bedrooms, two

DESCRIPTION

Set in the heart of the medieval town of Meymac, this magnificent property combines historic charm, character and timeless elegance, with spacious and versatile accommodation arranged over several levels.

Behind a wrought-iron gate, two separate entrances provide access to the house, both leading to a light-filled entrance hall.

THE MAIN HOUSE

Ground Floor:

The spacious lounge (39 m²) features beautiful parquet flooring and an impressive fireplace with wood-burning stove, while windows at both ends provide plenty of natural light.

The generous kitchen-dining room (41 m²) is equally bright, with three windows and a stylish contemporary fitted kitchen with breakfast table, plus ample space for dining and entertaining. A rear porch and separate WC complete this level.

First Floor:

A beautiful staircase leads to the 15.2 m² landing, with double doors at either end opening onto balconies – lovely private spaces to enjoy the sunshine.

Bedroom one (19.6 m²) has an en-suite shower room (11.2 m²), while bedroom two (19.7 m²) has its own en-suite (8.6 m²). A separate dressing room (10 m²) and office/additional room (10 m²) provide further flexibility.

Second Floor:

The second landing (6.8 m²) leads to bedroom three (10.8 m²) and bedroom four (11 m²), together with a separate shower room (9.8 m²), independent WC and small attic space.

Lower Ground Floor:

Accessed from the front via electric roller shutters, a tunnel (30 m²) leads to a spacious 75 m² parking area...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47814SHJ19>

COMPLETE FILE AND PHOTO ON REQUEST

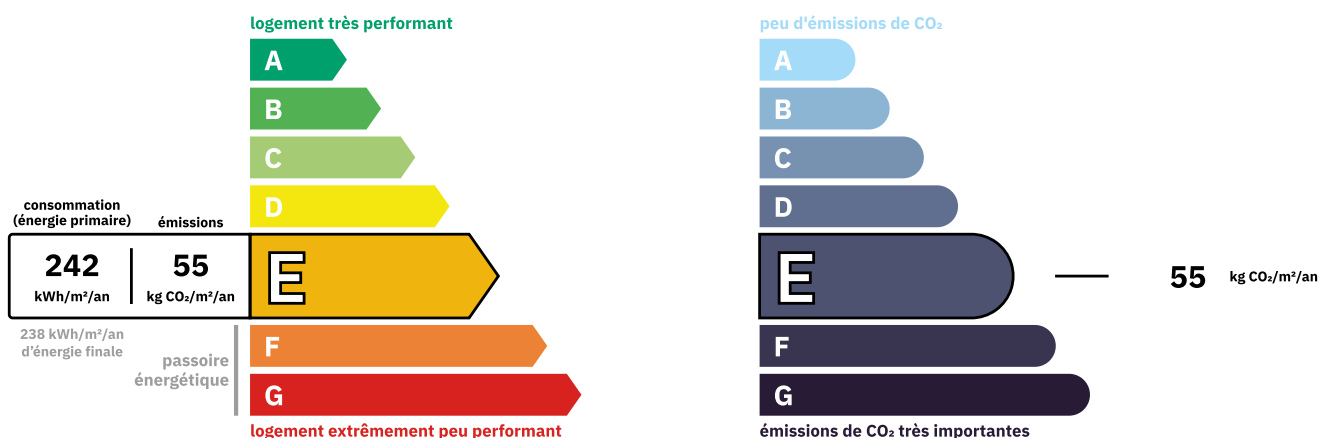


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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 5060 € and 6910€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A47814SHJ19
FILE COMPLETE
AND PHOTOS
ON REQUEST

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