LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47240ENM46 Price: 530 000 EUR

agency fees to be paid by the seller

Mansion with pool and barns















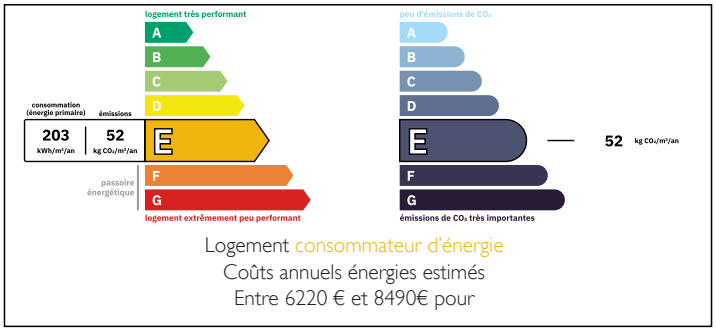
INFORMATION

Town:	Pontcirq
Department:	Lot
Bed:	6
Bath:	3
Floor:	266 m2
Plot Size:	15000 m2

IN BRIEF

Mansion of over 260 sqm, featuring 11 rooms including 6 bedrooms and 3 bathrooms/shower rooms. Beautiful landscaped garden with a large barn and a swimming pool. Well and spring on over 3.7 acres of land.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6220 € et 8490€ pour

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

Authentic 1870 Maison de Maître of over 260 sqm, impeccably maintained, featuring 11 spacious and bright rooms including 6 bedrooms and 3 bathrooms/shower rooms, just 10 minutes from all amenities.

Ground floor (over 110 sqm): an entrance hall (21 sqm) leads to a kitchen (17.5 sqm), a living room (26 sqm), a dining room (26 sqm), a lovely bedroom (21 sqm), a shower room, and a separate WC.

First floor: 4 bedrooms, 2 bathrooms/shower rooms, and a separate WC.

Second floor (former attic): a large dormitory-style bedroom (35 sqm).

Features & Outbuildings:

Oil central heating, septic tank system requiring replacement.

Electric gate, alarm system.

Vaulted cellars (55 sqm).

Set in a beautiful landscaped garden: an impressive barn (156 sqm + 34 sqm) and a 10x6 m swimming pool. Greenhouse (16 sqm), well, and natural spring on over 3.7 acres of land.

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

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