LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48637SPC87 Price: 289 000 EUR

agency fees to be paid by the seller

Spacious single-storey home with 5 bedrooms, heated indoor pool and guest accommodation potential















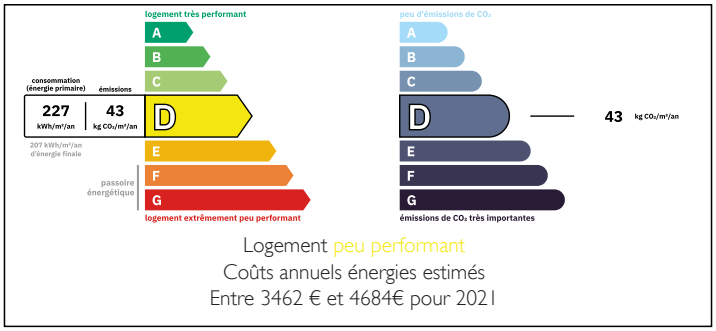
INFORMATION

Town:	Panazol
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	172 m2
Plot Size:	3100 m2

IN BRIEF

This spacious and well-maintained single-storey home offers generous living areas, 5 bedrooms and a wealth of practical features. Set in mature grounds with a covered heated swimming pool, it also benefits from a substantial basement and further development potential. An attractive opportunity for those seeking a versatile family property or wishing to continue a guest accommodation business.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3462 € et 4684€ pour 2021

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48637SPC87 Price: 289 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **3340 EUR**

NOTES

DESCRIPTION

Built in 1969 and carefully maintained, this bright single-storey property offers approximately 173 m² of living space, five bedrooms and a wealth of possibilities, including the potential to operate a bed and breakfast business.

Set within 3,201 m² of grounds with established fruit trees, the property benefits from a covered, heated swimming pool, making it an attractive place to enjoy throughout the year.

The accommodation comprises a spacious entrance hall with built-in storage, a generous double living and dining room featuring a fireplace and beautiful chestnut flooring, with direct access to a south-facing terrace.

The separate, fully fitted kitchen also opens onto a second terrace and includes a dining area. A practical utility room and laundry area provide additional storage.

There are five bedrooms, all with built-in wardrobes. Several benefit from their own washbasin or private shower facilities, making the layout particularly suitable for hosting family and friends or welcoming paying guests.

A substantial 164 m² basement provides a garage with space for up to three vehicles, a workshop, cellar and technical room.

The insulated attic space offers further potential, with the possibility of creating approximately 40 m² of additional living accommodation, subject to the necessary permissions.

The property also benefits from a range of practical and energy-conscious features, including a recent condensing boiler, a heat pump for the swimming pool, 2.5 kW solar panels dedicated to pool operation, a 1,000-litre rainwater collection tank and an electric entrance gate.