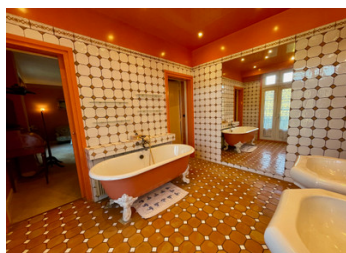
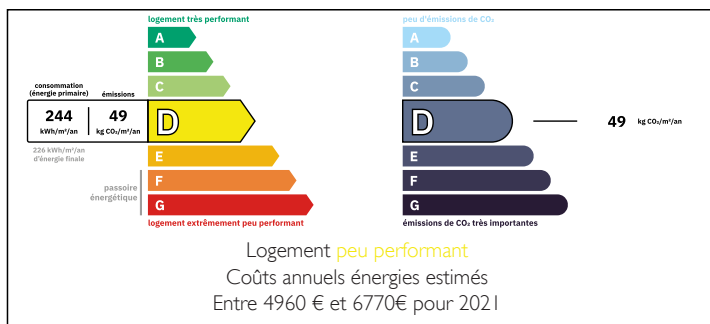


Manor house and caretaker's cottage on 3400m2 of land in the heart of Pont Salomon



ENERGY - DPE



INFORMATION

Town:	Pont-Salomon
Department:	Haute-Loire
Bed:	9
Bath:	7
Floor:	390 m2
Plot Size:	3397 m2

IN BRIEF

Come and discover this majestic manor house!

As soon as you arrive, you'll discover almost 3,400m2 of beautiful wooded parkland leading to the main house and caretaker's cottage.

The main house has a very large basement of 123m2.

On the ground floor, you will find a 32m2 fitted kitchen opening onto a 40m2 terrace.

Lounge/dining room of 66m2 and independent study of 24m2.

A shower room with wc.

1st floor,

3 bedrooms/suites of 24, 18 and 16m2, each with its own bathroom and toilet.

A little extra that children will love: washbasins that adapt to their size!

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.

Spa

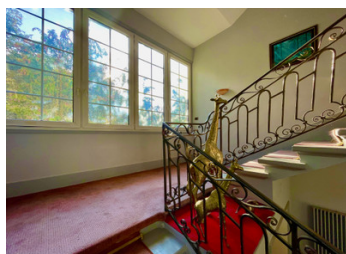
garages

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 33(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

More information on our website

Leggett-immo.com :



DESCRIPTION

Come and discover this beautiful manor house that will appeal to large families and people looking for space!

As soon as you arrive, you'll discover a beautiful wooded park of almost 3,400m² serving the main house and the caretaker's cottage.

The main house has a very large basement of 123m².

On the ground floor, you will find a 32m² fitted kitchen opening onto a 40m² terrace.

You can relax by the fireplace in the 66m² lounge/dining room or work in the adjacent 24m² study.

On the 1st floor, a little peace and quiet!

3 bedrooms/suites of 24, 18 and 16m², each with its own bathroom and toilet.

A little extra that children will love: washbasins that adapt to their size!

Finally, on the 2nd floor, 5 additional bedrooms of 19, 15, 13, 13, 13m² will share 2 bathrooms and 1 toilet.

If you're still short of space, you can convert the attic space, which offers an extra 130m² of floor space.

There is also a second detached house of 70m².

This house has a 55m² double garage on the ground floor.

Upstairs, you will find a large kitchen, a shower room, a lounge and a bedroom.

A staircase takes you up to the converted attic, giving you 2 extra rooms.

To relax, you can take advantage of the independent spa just downstairs from the main house.

LOCAL TAXES

Taxe foncière: 3762 EUR

Taxe habitation: EUR

NOTES