



IMPRESSIVE STONE PROPERTY COMPRISING VERSATILE 4 BED/4 BATH ACCOMMODATION -POOL - BARN AND 34 ACRES OF LAND

IMPRESSIVE STONE
PROPERTY COMPRISING
VERSATILE 4 BED/4 BATH
ACCOMMODATION
-POOL - BARN AND 34
ACRES ...



PROPERTY FACT FILE	
REFERENCE	A15550
PRICE	€ 735,000 £ 630,667* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	190 m ²
LAND	142100 m ²
TOWN	Fleurac
DEPARTMENT	Dordogne
LOCATION	Hamlet property
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Barns / outbuildings, Private parking, Woodburner(s)
<small>*Price based on current exchange rate which is subject to change</small>	



- 34 acres of freehold land - water on site
- B&B possibility or family home
- Exceptional setting
- Exposed stone and beams
- Heated pool with sundeck

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This outstanding stone complex is approached from a private lane. Offering an atypical layout with 4 bed/4bath all being independent and at the same time linked by a lovely terrace offering a splendid view towards the valley.

The main house hosts a cosy salon, a good-sized open plan kitchen

DESCRIPTIF

Main House

Ground floor

Bedroom 1 : 22,50 m2 ensuite

Bedroom 2 : 20 m2 ensuite

Summer kitchen 9,50m2

Wine cellar 8,50

First Floor

Lounge wit open plan kitchen 32,50m2

Living room 21,50m2

Upper floor

Bedroom 3 : 14m2

Bathroom 6m2

Guest house

46,24 m2 spread over several smaller areas and shower room

Utility room 6m

Barn + carport

Heated pool 5 x 10 m

Restaurant within 5 mn drive

Rouffignac - local amenities 7 km

Les Eyzies 10km

Sarlat 30km

Bergerac and Brive la Gaillarde airports at 1H

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A15550>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

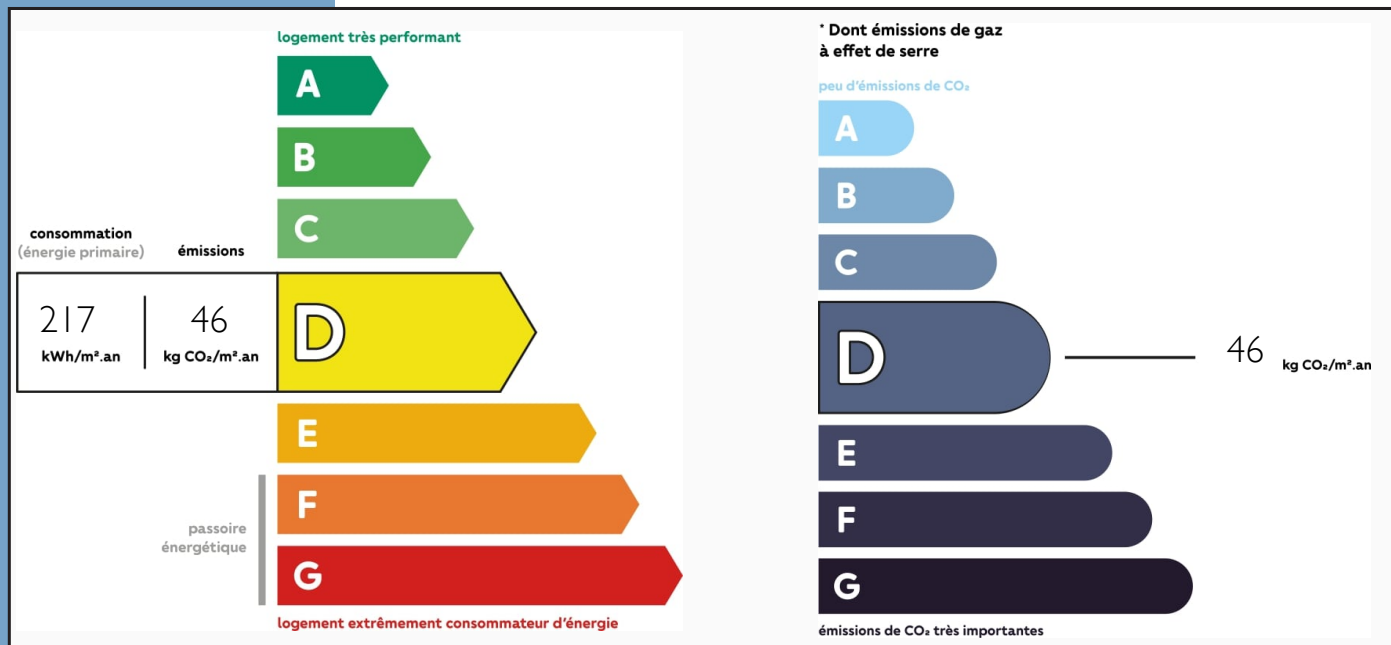
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

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CONTACT

Réf : AI5550
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AND PHOTOS
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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