



## STONE HOUSE WITH A MODERN EXTENSION, 17 HECTARES OF WOODS AND FIELDS, SWIMMING POOL AND OUTHOUSES TO RENOVATE



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MODERN EXTENSION, 17  
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TO...



PROPERTY FACT FILE	
REFERENCE	A28525RAD24
PRICE	€ 583,000 £ 482,491* <small>*agency fees included: 6 % TTC to be paid by the buyer (550 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	200 m <sup>2</sup>
LAND	170000 m <sup>2</sup>
TOWN	La Bachellerie
DEPARTMENT	Dordogne
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	To be renovated, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- uninterrupted, countryside views
- No neighbours
- business potentiel
- Good transport links
- 4km from market towns

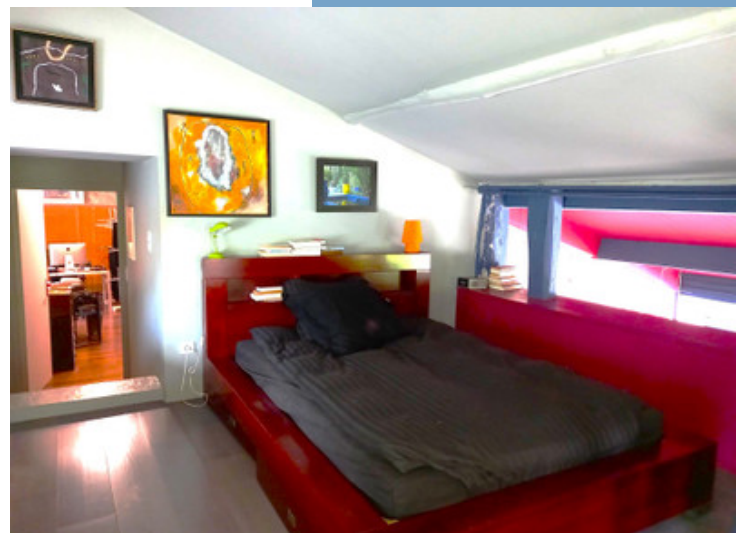
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An old stone perigordien house which has been extended to give large, light, open plan living of 195m<sup>2</sup>. Three bedrooms, large kitchen/dinner/sitting room (50m<sup>2</sup>), office (24m<sup>2</sup>), dressing area and a large, light space currently used as a studio (42m<sup>2</sup>) to display the owners art. The house has a cellar and aérothermal heating plus a log

## DESCRIPTIF

This property really is a nature lovers delight. If you enjoy walking, mountain biking or horse riding, this property is for you. It consists of 17 hectares of land which has not been touched by pesticides for many years. There is a combination of woods and pasture and the views are uninterrupted and of open countryside. The property feels very private and yet is not isolated as it has good transport links and is just 4km from two market towns with all amenities such as schools, banks etc. The original house is stone built but has been tastefully extended to give light, airy, open plan living. There are 3 bedrooms 13m<sup>2</sup>, 13m<sup>2</sup>, 18m<sup>2</sup>, one on the ground floor, a dressing area 7m<sup>2</sup>, a bathroom 6.5m<sup>2</sup>, shower room 3m<sup>2</sup>, and a separate wc 0.25m<sup>2</sup>. There is also an office 24m<sup>2</sup>, a large open plan sitting/dining/kitchen area of 50m<sup>2</sup> where you find the log burner and a glass roof with electric blinds. There is a cave or cellar. A large open plan airy space completes the living space with a second glass roof complete with electric blinds. This is currently used to display the owners' sculptures, 42m<sup>2</sup>. Outside is a large building currently used as an art studio of about 75m<sup>2</sup> a garage. There are also 3 houses to renovate/finish. Two of these are in wood and are located on the private drive as you approach the house and the third is in brick. The property has fibre wi-fi, electricity (linky), mains water as well as a borehole for natural water. There is a fosse septique or individual sewage t



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A28525RAD24>

COMPLETE FILE AND PHOTO ON REQUEST

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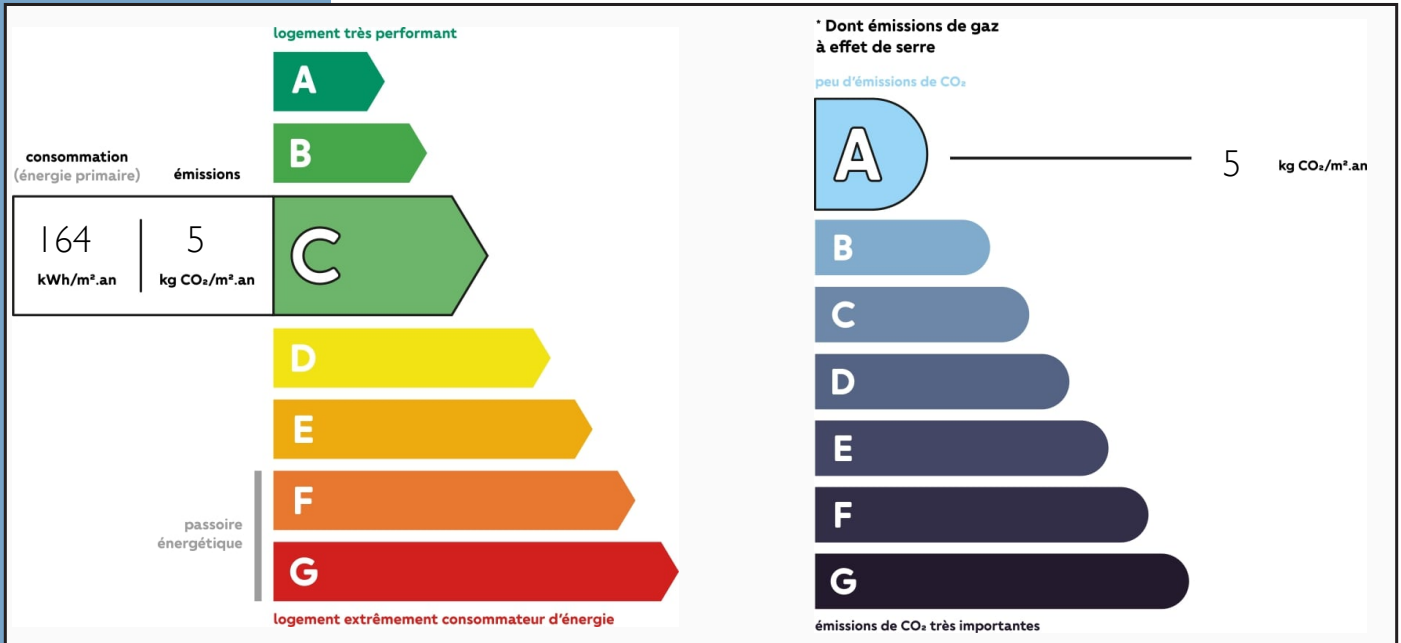


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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