



ESTATE WITH SEVERAL HOUSES



| PROPERTY FACT FILE | |
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| REFERENCE | A29484CGI24 |
| PRICE | € 1,100,000 £ 915,255* *agency fees included: 5 % TTC to be paid by the buyer (1 050 000 EUR hors honoraires) |
| BEDROOM | 12 |
| BATHROOM | 6 |
| ACCOMMODATION | 430 m ² |
| LAND | 100000 m ² |
| TOWN | Campsegret |
| DEPARTMENT | Dordogne |
| LOCATION | Town property |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Other Drainage, Lake |
| *Price based on current exchange rate which is subject to change | |



- Close to shops
- Ideal for horse-breeding-culture activities
- Without work and peaceful
- Rented houses - established income
- Possibility of gîtes - existing structure

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Beautiful stone property consisting of a farmhouse divided into two independent dwellings with no work required. The house has 3 bedrooms and the studio 2 bedrooms. The second building is a large barn divided into workshop, garage, studio and summer kitchen, adjoining the heated saltwater swimming

DESCRIPTIF

Beautiful stone property (430m2) divided into two dwellings:

The main house (155m2) comprises:

Ground floor: large living/dining room with beautiful fireplace and bright open kitchen, large entrance hall, study, two bedrooms, shower room with separate wc and laundry/boiler room.

Upstairs: a lovely bedroom with new shower room and separate toilet, and a room used as an attic/games room.

The Gîte (65m2) comprises:

Ground floor: living/dining room opening onto the kitchen, bedroom, shower room with laundry area and separate toilet.

Upstairs: bedroom and large landing for another bed or office area.

The barn (150m2) has been divided into a large workshop, garage, studio (shower+bedroom) and summer kitchen. The latter is adjoining and opens onto a covered terrace leading to the heated saltwater swimming pool (10x5) with new liner.

Access is via an electric gate.

A second gate gives access to another independent building in need of renovation.

Large vegetable garden and fruit trees.

Oil-fired central heating and compliant septic tank.

Another private access road leads to the two houses (90m2 and 110m2) currently rented out on a year-round basis and which could become gîtes.

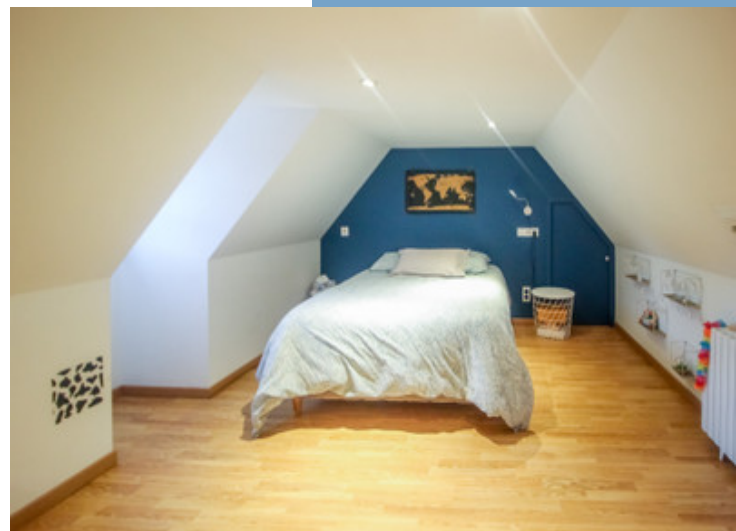
Each has 3 bedrooms, an open-plan kitchen, bathroom, laundry room/garage and individual oil/electric heating. They are equipped with a standard septic tank and double-glazed windows.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29484CGI24>

COMPLETE FILE AND PHOTO ON REQUEST

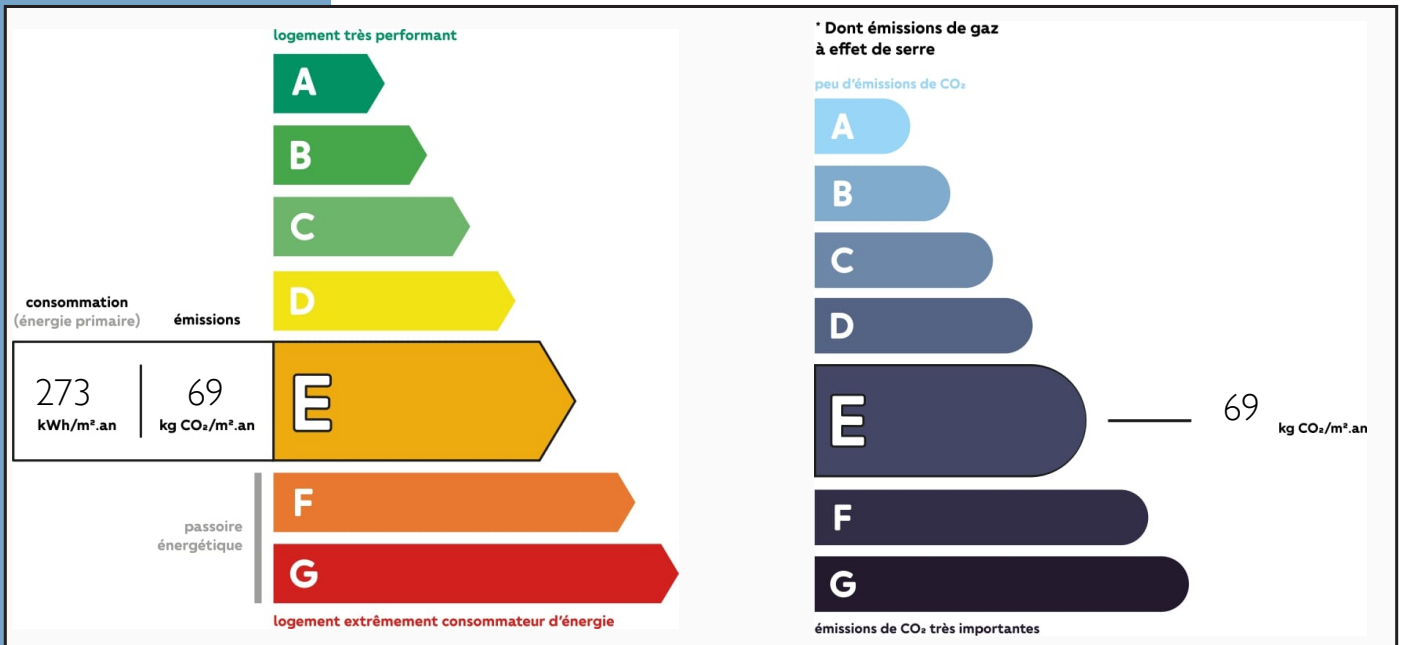


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ENERGIE-DPE



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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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