

EXCEPTIONAL DORDOGNE STONE HOUSE – 6 BEDROOMS, POOL, 2.5 HA LAND

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PROPERTY FACT FILE

REFERENCE	A19278NB24
PRICE	€ 822,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (782 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	340 m²
LAND	24595 m²
TOWN	Sainte-Mondane
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change





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- 5 minutes drive from St Julien de Lampo,
- high end features
- suitable for horses
- swimming pool
- 6 big bedrooms

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Nestled between Saint-Julien-de-Lampon and Gourdon, this stunning stone house in Dordogne offers privacy, charm, and luxury on 2.5 hectares of meadows, woods, and landscaped gardens.

Fully renovated with high-end materials — 60 cm stone walls, solid

DESCRIPTION

Located between Saint-Julien-de-Lampon and Gourdon, this superb Dordogne stone house benefits from a privileged natural environment: 2.5 hectares of meadows, woods, and landscaped gardens, all in absolute peace and privacy.

Renovated to an exceptional standard, it combines noble materials, modern comfort, and architectural authenticity.

Interior Designed for Comfort and Light :

The ground floor features a large entrance hall, a 23 m² eat-in kitchen, and a cozy lounge with a traditional cantou fireplace. The main living area, a 78 m² living-dining room, impresses with its volume, stone cantou, 6-meter abbey beams, and integrated lighting in the stone walls.



Upstairs, four large bedrooms enjoy high ceilings, including a 60 m² master suite with marble bathroom, premium fixtures, and dressing room. The attic houses two additional rooms, ideal as bedrooms, office space, or guest rooms.

High-End Finishes :

The renovation was carried out with exceptional care:
- 60 cm thick stone walls, oak joinery, double glazing
- Handcrafted terracotta floors
- Double flooring for enhanced acoustic insulation
- Central heating on the ground floor; radiators upstairs
- Two fully restored stone cantous
- Excellent overall condition, flawless finishes



Outdoor Features: Park, Pool, Natural Springs

The property is surrounded by a landscaped park with two fountains, a well, a natural spring, and a rainwater recovery system.

The 11×5 m pool with a large terrace offers a perfec...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A19278NB24

COMPLETE FILE AND PHOTO ON REQUEST

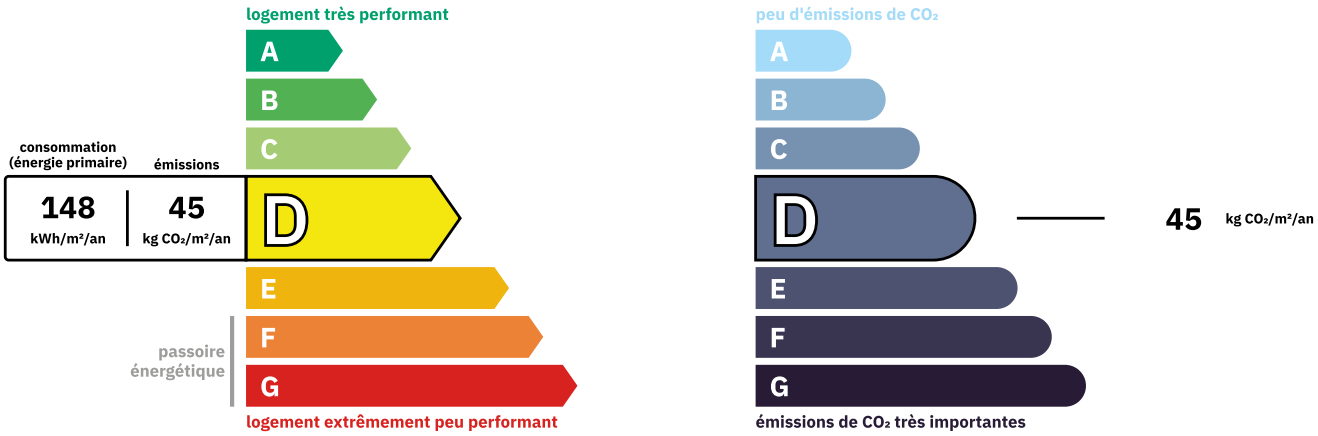
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3820 € and 5220€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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