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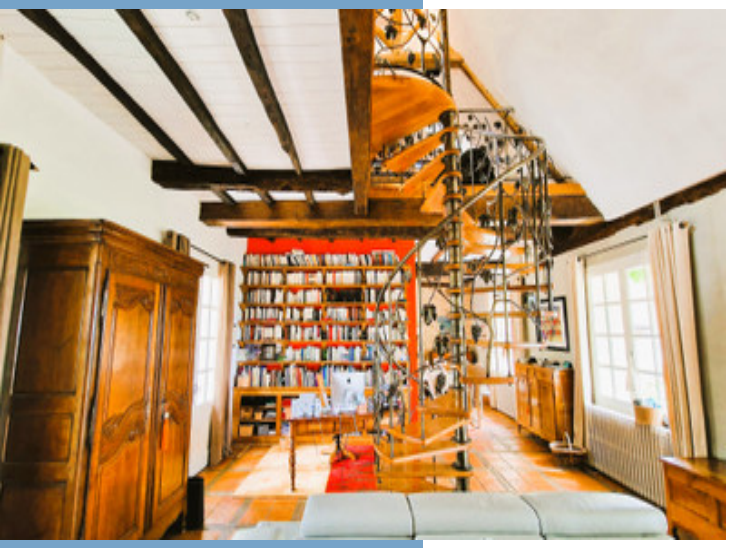
EXCEPTIONAL 18TH-CENTURY PÉRIGOURDINE ESTATE WITH POOL, POND & GUEST COTTAGE NEAR BERGERAC

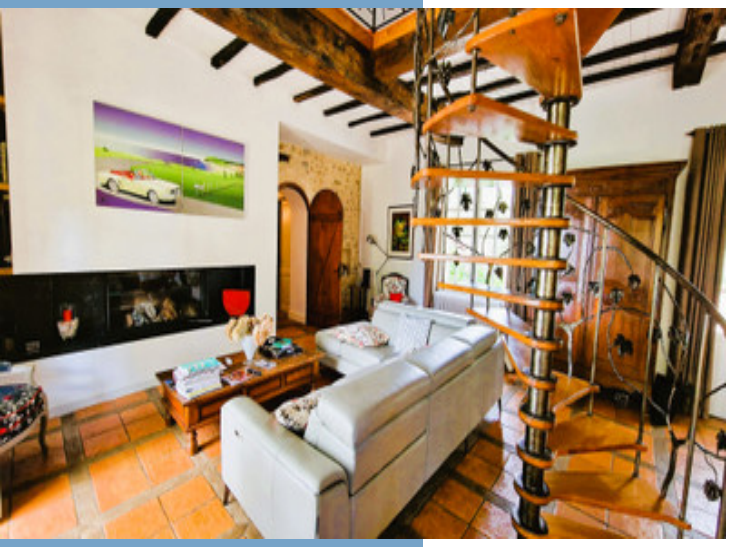
www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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EXCEPTIONAL 18TH-CENTURY PÉRIGOURDINE ESTATE WITH POOL, POND & GUEST COTTAGE NEAR BERGERAC...









PROPERTY FACT FILE

REFERENCE	A31908SAG24
PRICE	€ 950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	400 m²
LAND	10053 m²
TOWN	Église-Neuve-d'Issac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Lake

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

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- 18th-century stone Périgourdine home
- Guest cottage & tourism potential
- Pool, pool house & private pond
- Over 1 hectare with open views
- Near Bergerac & A89 motorway

EXCEPTIONAL 18TH-CENTURY PÉRIGOURDINE ESTATE WITH POOL, POND & GUEST COTTAGE NEAR BERGERAC...

Ref : A31908SAG24

Set in a peaceful countryside location just 15 km from Bergerac and 5 km from the A89, this beautifully restored 18th-century stone Périgourdine property offers approximately 419 m² of weighted floor area, including a charming guest cottage converted from a former wine store. Renovated to a high standard between the late 1990s and



DESCRIPTION

Nestled in a tranquil rural setting with beautiful views across the surrounding countryside, this exceptional 18th-century Périgourdine residence enjoys an enviable location close to Bergerac, Mussidan and the A89 motorway.

Constructed in traditional stone and carefully restored between the late 1990s and early 2000s, the property successfully combines authentic character with generous living spaces and quality features throughout.

The main house offers approximately 250 m² of accommodation arranged over two floors. At its heart lies a superb open-plan living space centred around an elegant spiral staircase, comprising a fitted kitchen with granite worktops and fireplace, dining area, study with extensive built-in bookshelves and a comfortable sitting room with wood-burning insert.



The accommodation includes six bedrooms in the main house, including a spacious principal suite with dressing room and private bathroom. Several bath and shower rooms provide excellent comfort for family and guests.

A former wine store has been converted into an independent guest cottage of approximately 87 m², offering additional accommodation ideal for visiting family, friends or seasonal rental opportunities.

Outside, the property is surrounded by more than one hectare of landscaped grounds. A 12m x 6m swimming pool with pool house, extensive terraces, a picturesque pond stocked with fish and an integrated irrigation system create an exceptional outdoor environment. A large garage accomm...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A31908SAG24

COMPLETE FILE AND PHOTO ON REQUEST

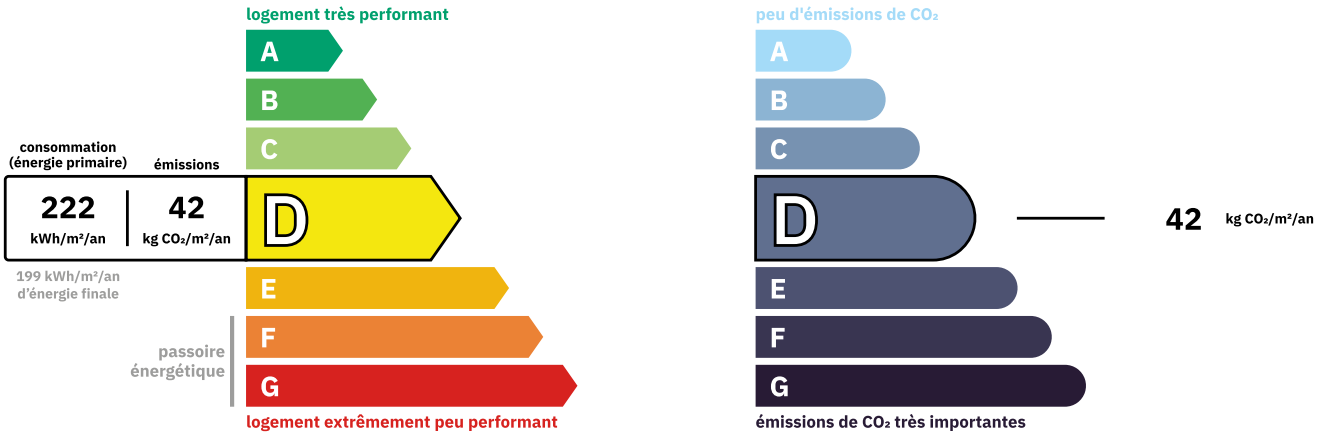
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5450 € and 7440€ for 2023

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A31908SAG24

FILE COMPLETE AND PHOTOS ON REQUEST

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