



BREATHTAKING 16TH CENTURY CHARTREUSE  
WITH 8 BEDROOMS AND OVER 2 HECTARES OF  
LAND, WALKING DISTANCE TO VILLAGE.

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| PROPERTY FACT FILE   |  |
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| REFERENCE  | A34133VGR24  |
| PRICE  | € 1,732,500<br>£ 0*<br>*agency fees included: 6 % TTC to be paid by the buyer<br>(1 634 434 EUR hors honoraires) |
| BEDROOM  | 12   |
| BATHROOM   | 7  |
| ACCOMMODATION  | 830 m <sup>2</sup>   |
| LAND   | 24530 m <sup>2</sup>   |
| TOWN   | Le Fleix   |
| DEPARTMENT   |  |
| LOCATION   | Close to golf course   |
| TYPE   | Maison, Family Home  |
| CONDITION  | Good condition   |
| FEATURES   | Swimming Pool, Bams - outbuildings, High speed internet  |
| *Price based on current exchange rate which is subject to change |  |



- Stunning historic building on edge of village
- Excellent income potential
- Walking distance to local amenities
- 25 minutes to Bergerac airport
- 1 hour 15 minutes to Bordeaux airport

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This stunning Chartreuse, built around 1650, offers a unique blend of history, character, and modern comfort, making it an ideal family home or a versatile business opportunity. There are currently 8 bedrooms in the main house and 2 in the caretakers cottage and the current owner is also creating a further 2 bedrooms and 2 bathrooms in one of the

## DESCRIPTIF

### Key Features:

**Spacious Living:** With 8 bedrooms, including 3 on the ground floor, 3 on the first floor and 1 on the mezzanine floor, this home offers ample space for family living or hosting guests. Most of the bedrooms come with en-suite bathrooms for added privacy and convenience. There are 2 further bedrooms in the caretakers house and a 2 bedroom with 2 bathroom apartment currently being built.

**Modern Kitchen & Dining:** The large, fully-equipped kitchen is complemented by a stunning dining room, ideal for entertaining or hosting gatherings.

**Versatile Reception Rooms:** Three additional reception rooms provide flexible spaces for living, relaxing, or even meeting and event hosting.

**Summer Kitchen & Outdoor Dining:** The summer kitchen creates the perfect shady retreat for al fresco dining, while the heated swimming pool ensures relaxation and enjoyment during sunny days.

**Caretaker's Cottage:** A separate cottage on the property provides living space for staff, guests, or can be rented out independently.

**Leisure and Fitness Spaces:** The property boasts a spacious games room and a dedicated dance studio for activities like Pilates, yoga, or a home gym. A conversion project is underway to add a further 2-bedroom suite with en-suite bathrooms.

**Stunning Grounds:** The expansive grounds are perfect for outdoor activities and enjoying the beautiful surroundings, including a pool area and outdoor terraces.

**Location:** Situated in a charming village along the River Dordogne, you'll h

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34133VGR24>

COMPLETE FILE AND PHOTO ON REQUEST



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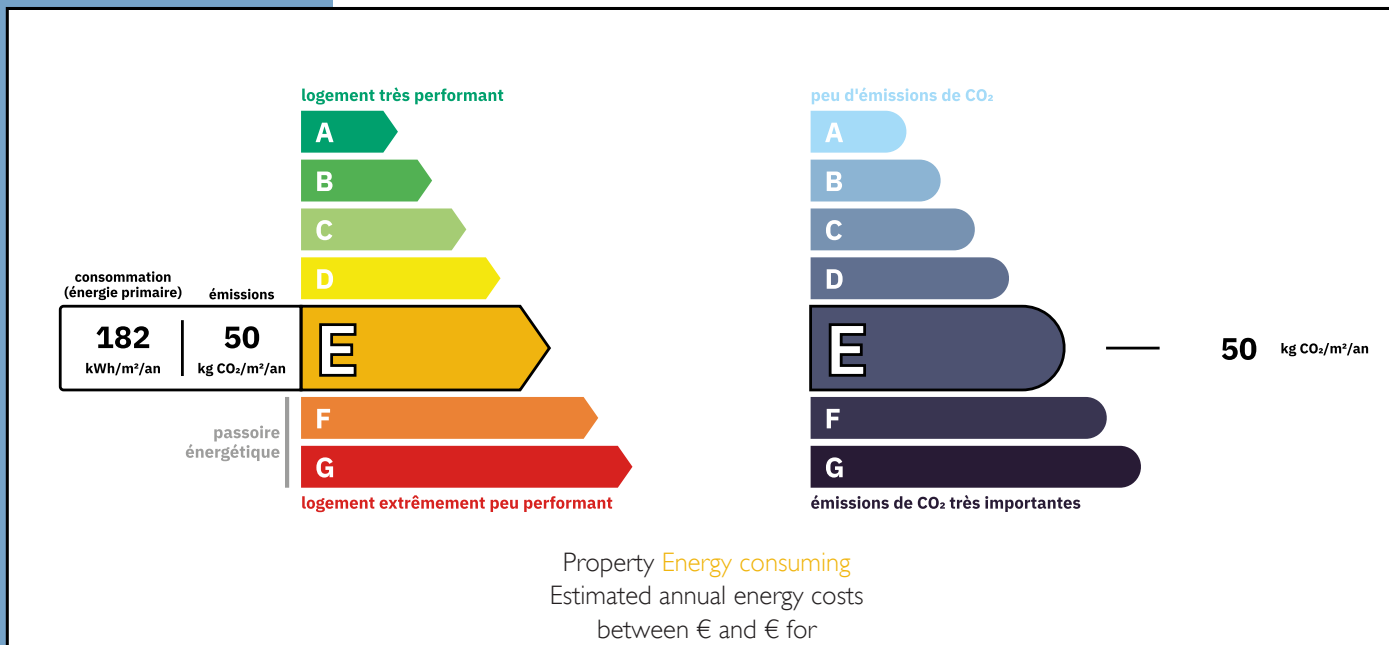
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A34133VGR24  
FILE COMPLETE  
AND PHOTOS  
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