





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

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DISTANCE T





PROPERTY FACT FILE

REFERENCE A34133VGR24

PRICE € 1,732,500

£ 0*

*agency fees included: 6 % TTC to be paid by the buyer (1 634 434 EUR hors honoraires)

BEDROOM 12

BATHROOM 7

ACCOMMODATION 830 m²

LAND 24530 m²

TOWN Le Fleix

DEPARTMENT

LOCATION Close to golf course

TYPE Maison, Family Home

CONDITION Good condition

FEATURES Swimming Pool, Barns -

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
- I hour 15 minutes to Bordeaux airport

OVER 2 HECTARES OF LAND, WALKING • 25 minutes to Bergerac airport **DISTANCE T...** Ref: A34133VGR24

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 I 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



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More Online:

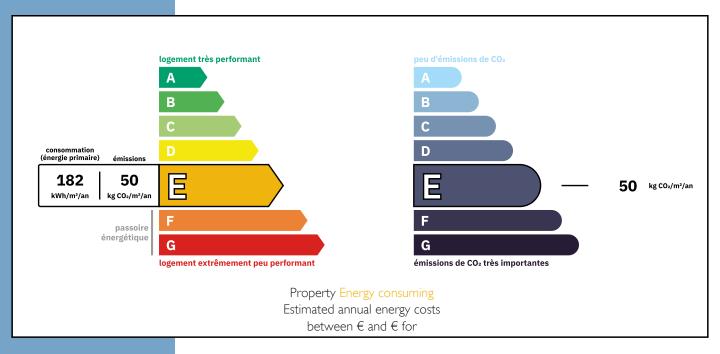
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Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

Réf :A34133VGR24 FILE COMPLETE AND PHOTOS ON REQUEST



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