LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL PROPERTY WITH GÎTE AND BARN (POTTERY BAKERY AND MAN CAVE) IN THE HEART OF THE PÉRIGORD NOIR

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PROPERTY FACT FILE

REFERENCE	A36224PHV24
PRICE	€ 749,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (712 025 EUR hors honoraires)
BEDROOM	9
BATHROOM	7
ACCOMMODATION	359 m²
LAND	31000 m²
TOWN	Rouffignac-Saint-Cernin-de-Reilhac
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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





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- Quiet and private
- Only 5 min drive to amenities
- Income generating property
- tastefully and solidly renovated stone house
- Nice hobby-rooms in the barn in the barn

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Discover the enchanting charm of this extensively renovated farmstead, nestled amidst the breathtaking rolling countryside of the Dordogne. Built from the region's signature honey-coloured limestone, this property is a true gem that embodies the essence of rural elegance.

DESCRIPTION

Main House Features
The main residence boasts four spacious bedrooms, each featuring an ensuite bathroom for ultimate comfort and privacy. The open kitchen invites creativity and connection, while the cozy living area serves as the heart of the home. Step outside to enjoy the beautiful terraces that offer stunning views of the lush countryside, making it an ideal spot for relaxation and entertaining.
Gîte for Guests or Investment
In addition to the main house, this property includes a charming gîte (renovated) with five bedrooms and three bathrooms. The open living space, complete with an inviting kitchen and covered porch, provides a perfect setting for guests or can serve as a lucrative rental opportunity.
The views from the porch are simply breathtaking, making it a delightful space to unwind.
The outdoor area is a true highlight, featuring a large 12m x 6m heated swimming pool, complete with wide Roman steps for easy access. This inviting pool is perfect for relaxing on warm summer days or hosting poolside gatherings.
Additionally, you'll find a substantial pantiled abri (shelter) within a generous 250m² area, fitted out with a summer kitchen that boasts hot and cold running water, making meal preparation a breeze. A top-of-the-line Weber gas BBQ with a side burner can handle meals for a small army, while a large modern fridge ensures ample food storage and chilling of refreshing drinks.
The entire swimming pool area is completely enclosed by a norm-compliant securi...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36224PHV24

COMPLETE FILE AND PHOTO ON REQUEST

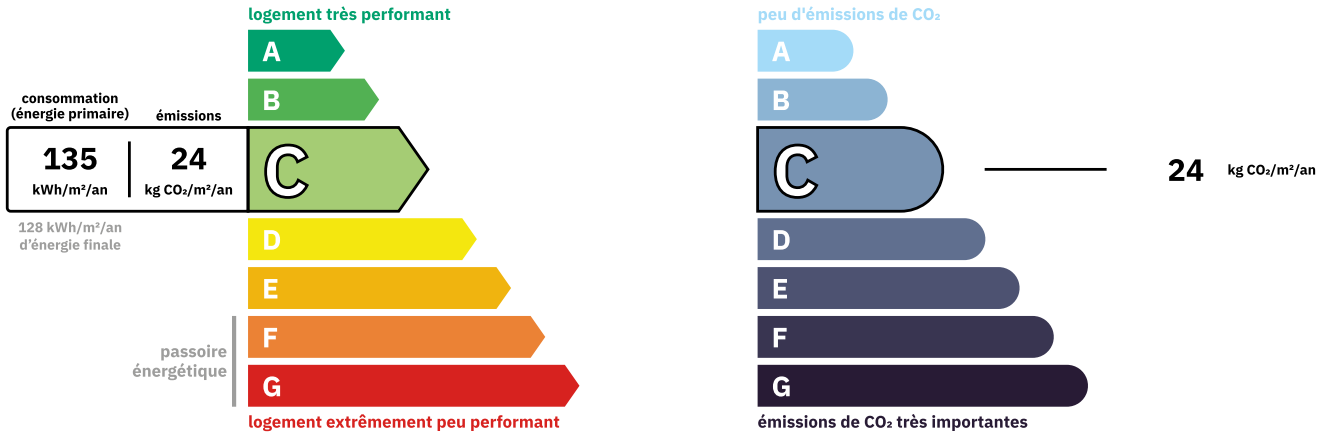
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2500 € and 3440€ 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.

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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