







# COUNTRY ESTATE ON 37.8HA (93 ACRES) WITH SWEEPING VIEWS, POOL & GUEST WING — A RARE COUNTRY HAVEN

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COUNTRY ESTATE ON 37.8HA (93 ACRES) WITH SWEEPING VIEWS, POOL & GUEST WING — A RARE





### PROPERTY FACT FILE

REFERENCE A40019GJP24

PRICE € 960,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 7

BATHROOM 4

ACCOMMODATION 253 m<sup>2</sup>

LAND 378488 m<sup>2</sup>

TOWN Eymet

DEPARTMENT

LOCATION 50km or less to airport

TYPE Maison de Vacances, House,

Country House

CONDITION

FEATURES Swimming Pool, Garage, Private

parking

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





- Exceptional grounds 93 acres
- Prestige property
- Close to Bergerac, Eymet, Issigeac
- Bursting with character
- Heate pool

Beautifully restored country house with heated pool and breathtaking panoramic views. This exceptional country estate offers 37.8 hectares (93.5 acres) of meadows, pastures, and woodland—your own private nature reserve in the heart of the Dordogne, perfect for horses with trails on your doorstep. Peacefully located with elevated views yet

### DESCRIPTION

The beautifully renovated main house (253m² habitable) blends modern comfort with character and benefits from double glazing, and original details such as beamed ceilings, exposed stone walls terracotta tiles, and beautiful views from all angles.

#### Ground floor:

Large farmhouse kitchen/dining room  $(21\,\text{m}^2)$  with terracotta tiles, old cheminée, beamed ceiling, and fully equipped with a range cooker. Utility room.

Dining room (19m<sup>2</sup>).

Spacious lounge (30m²) with woodburner in the original fireplace and French windows leading to the gardens.

Utility room with W.C.

Three bedrooms (19m², 20m², 14m²), two with ensuite bathrooms.

#### First floor:

In the pigeonnier: a double bedroom with en suite shower room and W.C.

A separate apartment has been created in the other wing of the property, comprising an open plan kitchen/living room (31m²), mezzanine bedroom, two further bedrooms, and bathroom with W.C. — ideal for guests or income potential.

Exterior & Grounds:

Numerous terraces for outdoor dining and relaxation.

Heated saltwater pool

Beautiful, well-planted garden.

Substantial stone barn (approx. 300m²) offering scope for future projects.

Open barn in good condition.

This exceptional country estate offers 37.8 hectares (93.5 acres) of meadows, pastures, and woodland — your own private nature reserve in the heart of the Dordogne. Perfect for horses, with trails on your doorstep, the setting is secluded yet not isolated, combining peace, privacy, and accessibility.

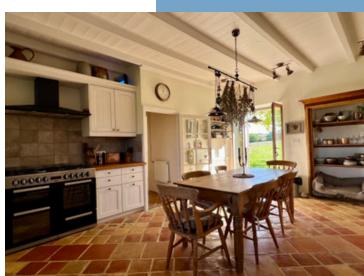
#### More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A40019GJP24 COMPLETE FILE AND PHOTO ON REQUEST COUNTRY ESTATE ON 37.8HA (93 ACRES) WITH SWEEPING VIEWS, POOL & GUEST WING — A RARE COUNTRY HAVEN...

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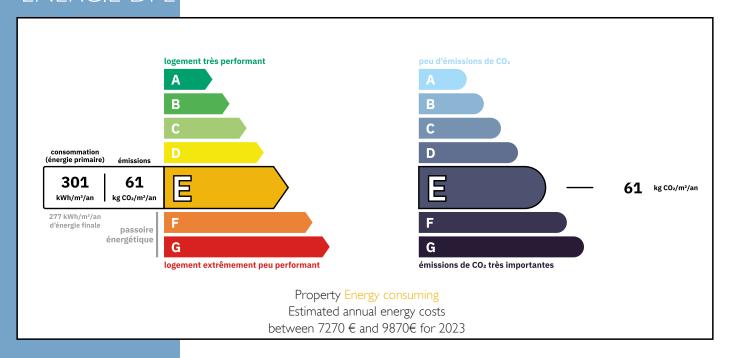




COUNTRY ESTATE ON 37.8H (93 ACRES) WITH SWEEPING VIEWS, POOL & GUEST WING — A RARE COUNTRY HAVEN Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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### **ENERGIE-DPE**



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## CONTACT

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