



SUPERB RESTORED STONE PROPERTY FULL OF  
CHARM WITH 4 GITES. BEAUTIFUL SETTING IN  
PEACEFUL VILLAGE, DORDOGNE

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SUPERB RESTORED STONE  
PROPERTY FULL OF  
CHARM WITH 4 GITES.  
BEAUTIFUL SETTING IN  
PEACEFUL VILLAGE, DO...



| PROPERTY FACT FILE   |   |
|--|---|
| REFERENCE  | A44005KEF24   |
| PRICE  | € 665,000<br>£ 0*<br>*agency fees included: 5 % TTC<br>to be paid by the buyer<br>(633 333 EUR hors honoraires) |
| BEDROOM  | 12  |
| BATHROOM   | 8   |
| ACCOMMODATION  | 418 m <sup>2</sup>  |
| LAND   | 7204 m <sup>2</sup>   |
| TOWN   | Saint-Aubin-de-Nabirat  |
| DEPARTMENT   |   |
| LOCATION   | Village property  |
| TYPE   | Maison de Vacances, House,<br>Country House   |
| CONDITION  |   |
| FEATURES   | Swimming Pool, Other Drainage,<br>Garage  |
| *Price based on current exchange rate which is subject to change |   |



- Spacious 5 bedroom home plus 4 independent gîtes
- Peaceful location in authentic pretty village
- Renovated throughout to outstanding level
- Beautiful landscaped private garden, large pool
- Fantastic location close to popular attractions

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Elegant 19th-century stone residence offering 5 bedrooms, four independent gîtes and a 10×5m swimming pool, beautifully and meticulously renovated throughout to create a refined yet comfortable home with proven rental income.

## DESCRIPTION

This exceptional stone property has been exquisitely restored to an impeccable standard by the current owners, seamlessly blending timeless elegance with modern comfort while preserving many original character features.

Currently operated as a highly successful family holiday business, while also serving as a refined private residence, the estate presents a rare and versatile lifestyle and investment opportunity.

Perfectly situated in the heart of an authentic and picturesque village near Cénac-et-Saint-Julien and the spectacular Dordogne River Valley, the property is set within over 7,200 m<sup>2</sup> of immaculately maintained landscaped gardens, enjoying open views across the surrounding countryside.

This truly beautiful property offers privacy and tranquillity without isolation.

It successfully operates with four independent gîtes, while simultaneously providing a luxurious home for the owners.

### The Main House

The main house offers approximately 214 m<sup>2</sup> of refined living space and comprises five bedrooms and three elegant reception rooms, one featuring a charming wood-burning stove.

A spacious, fully fitted high-quality kitchen / dining room forms the heart of the home, complemented by a gym, laundry room, and a large terrace overlooking the gardens and pool. An inviting covered summer living area, boules court, and impressive 10 x 5 m swimming pool complete the outdoor lifestyle.

A substantial attic is currently being converted to provide an additional living room, bedroom...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44005KEF24>

COMPLETE FILE AND PHOTO ON REQUEST

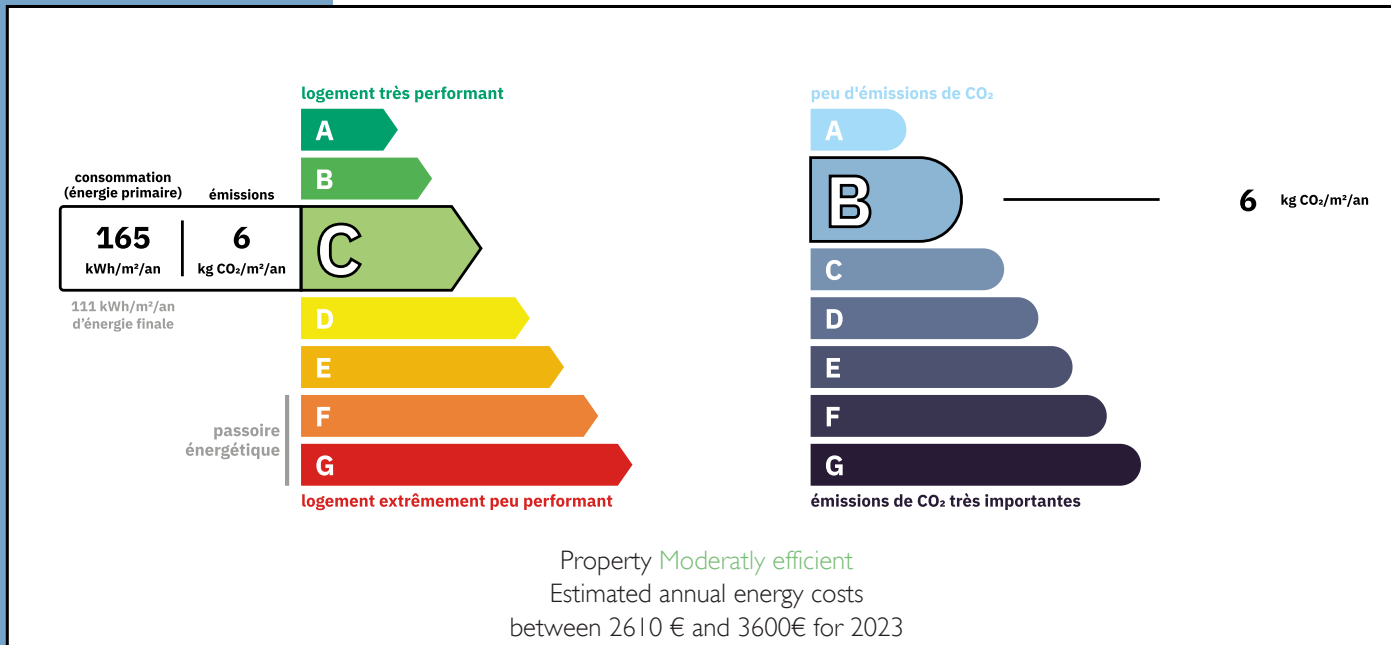


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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