LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL PROPERTY, 17TH° FORMER PRESBYTERY FOR SALE IN PÉRIGORD NOIR, 330 M², SWIMMING POOL, 1.7 HECTARES

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EXCEPTIONAL PROPERTY, 17TH° FORMER PRESBYTERY FOR SALE IN PÉRIGORD NOIR, 330 M², SWIMMING POOL, 1...





PROPERTY FACT FILE

REFERENCE	A44733ENC24
PRICE	€ 680,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (642 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	330 m²
LAND	18273 m²
TOWN	La Bachellerie
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- 17th-century former presbytery with swimming pool
- exceptional renovation
- 330 m² of living space
- 6 bedrooms including 3 suites with pvt bathrooms
- under 2 hectares of flat land with fruit trees

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In the heart of a charming village in the Périgord Noir, in absolute peace and just a short walk from all amenities, discover this historic 17th-century property, the former presbytery of the village, entirely renovated with a perfect balance of charm and modern comfort.



DESCRIPTION

In the heart of an authentic village in the Périgord Noir, this 17th-century former presbytery offers a rare living environment, combining heritage, generous spaces, and modern comfort.

Fully renovated, the property has retained all its character: stone walls, exposed beams, traditional fireplace (cantou), vaulted cellar, while benefiting from modern features such as double glazing, efficient heating, and insulation.



- Basement

Vaulted cellar: 23 m², ideal as a wine cellar or storage space
Laundry room with shower and storage
Garage: 36 m²

- Ground floor – Living areas

Entrance hall / corridor
Kitchen / dining room: 40 m² with direct access to the terraces
Main living room: 47 m²

- First floor – Main sleeping area

Second living room: 38 m² with impressive volumes
Suite 1: 28 m² with 13 m² private bathroom (double sink, walk-in shower, bathtub, WC)
Suite 2: 25 m² with en-suite shower room + separate WC
Suite 3: 25 m² with 7 m² private bathroom and separate WC
Bright and spacious hallway ensuring comfortable circulation



- Second floor – Bedrooms & potential

Top floor under the roof

Landing and spacious corridor
3 additional bedrooms ranging from 10 to 13 m²
Bathroom with WC: 6 m²
Approximately 75 m² of convertible attic space

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44733ENC24

COMPLETE FILE AND PHOTO ON REQUEST

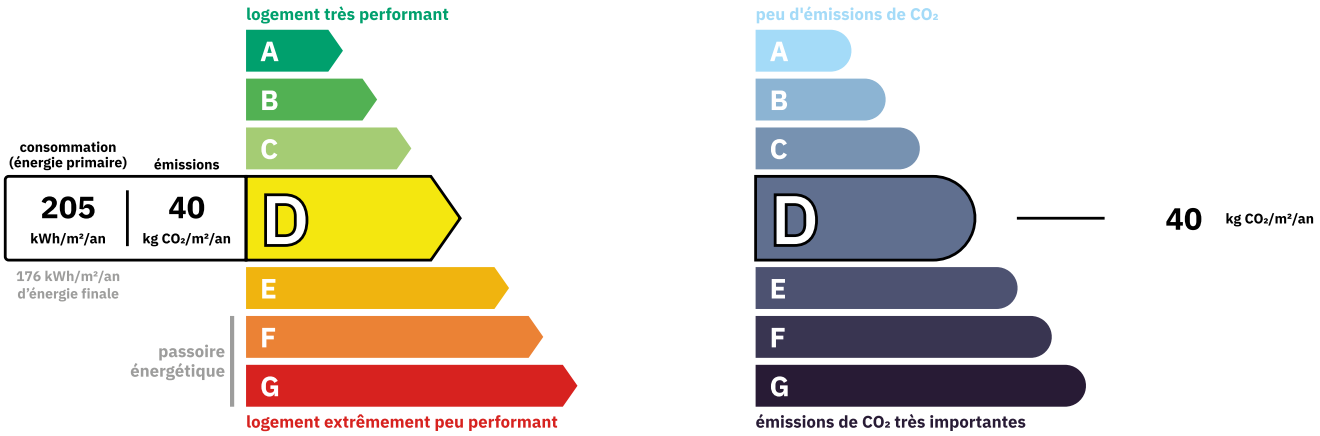
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7419 € and 10037€ 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

Réf :A44733ENC24

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