



EXCEPTIONAL PROPERTY, 17TH<sup>°</sup> FORMER  
PRESBYTERY FOR SALE IN PÉRIGORD NOIR, 330  
M<sup>2</sup>, SWIMMING POOL, 1.7 HECTARES

www.leggettprestige.com

EXCEPTIONAL PROPERTY,  
17TH° FORMER  
PRESBYTERY FOR SALE IN  
PÉRIGORD NOIR, 330 M<sup>2</sup>,  
SWIMMING POOL, I...



PROPERTY FACT FILE	
REFERENCE	A44733ENC24
PRICE	€ 680,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (642 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	330 m <sup>2</sup>
LAND	18273 m <sup>2</sup>
TOWN	La Bachellerie
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Mains Drains, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- 17th-century former presbytery with swimming pool
- exceptional renovation
- 330 m<sup>2</sup> 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 m<sup>2</sup>, ideal as a wine cellar or storage space

Laundry room with shower and storage

Garage: 36 m<sup>2</sup>

- Ground floor – Living areas

Entrance hall / corridor

Kitchen / dining room: 40 m<sup>2</sup> with direct access to the terraces

Main living room: 47 m<sup>2</sup>

- First floor – Main sleeping area

Second living room: 38 m<sup>2</sup> with impressive volumes

Suite 1: 28 m<sup>2</sup> with 13 m<sup>2</sup> private bathroom (double sink, walk-in shower, bathtub, WC)

Suite 2: 25 m<sup>2</sup> with en-suite shower room + separate WC

Suite 3: 25 m<sup>2</sup> with 7 m<sup>2</sup> 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 m<sup>2</sup>

Bathroom with WC: 6 m<sup>2</sup>

Approximately 75 m<sup>2</sup> of convertible attic space

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44733ENC24>

COMPLETE FILE AND PHOTO ON REQUEST

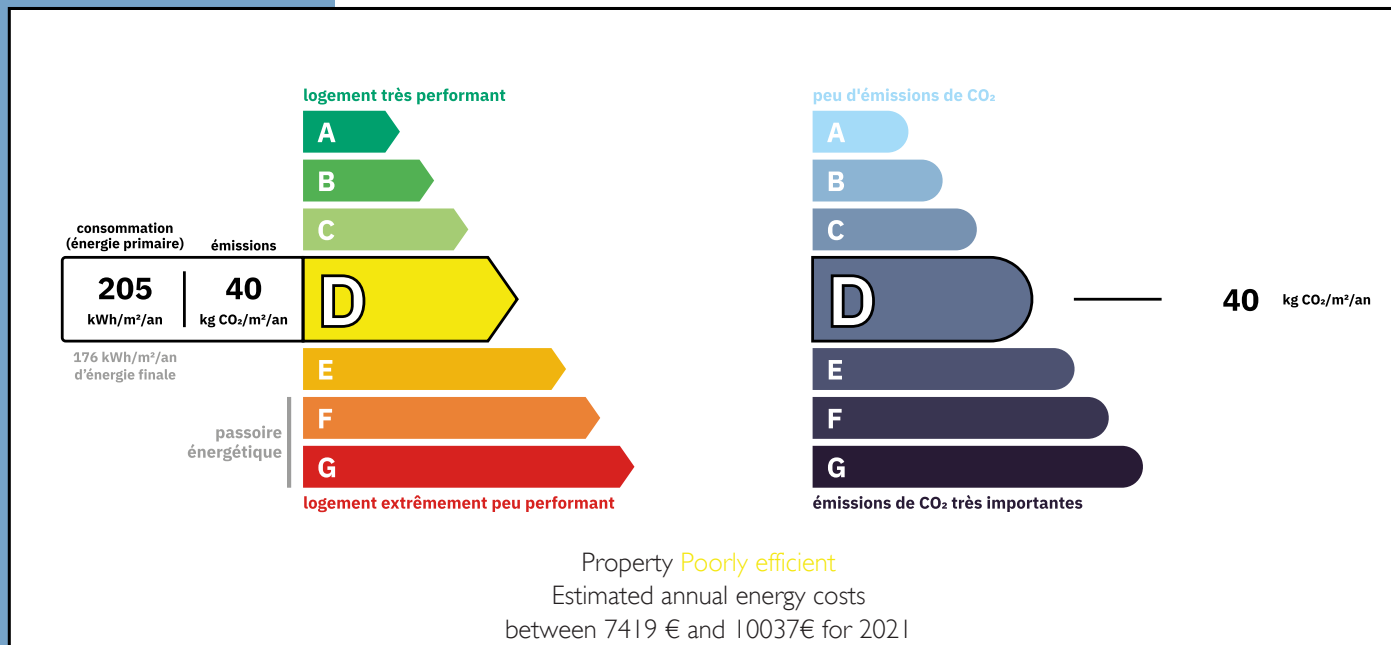


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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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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