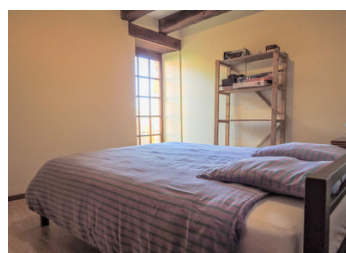


Exceptional renovation project to complete ! Maison de maître-2 stone cottages -new pool and 27 acres of land



INFORMATION

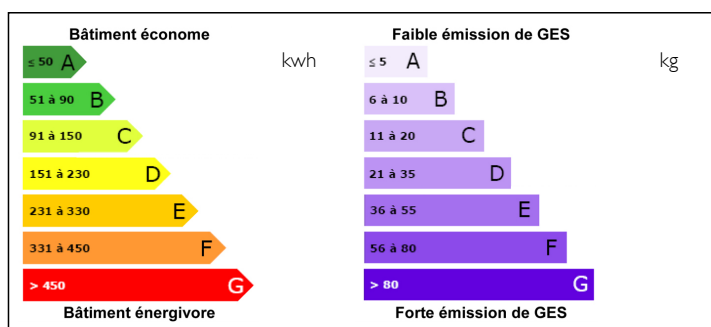
Town:	Auriac-du-Périgord
Department:	Dordogne
Bed:	12
Bath:	6
Floor:	500 m2
Plot Size:	110000 m2



IN BRIEF

This stunning renovation project to complete, offers the opportunity to create the country home or business of your dreams ! The property comprises 3 individual dwellings. First the "maison de maître" with unique period features, which is now in need of complete refurbishment and renovation throughout, but already has a new roof. With 7 bedrooms, a large upper dormitory or versatile games room, and reception room with stone open fireplace, there is plenty of scope here to create a wonderful family home or B&B business. New roof already in place ! The second house "gîte" is habitable and comprises 2 bedroom/1 bathroom guest accommodation. The 3rd dwelling is under renovation and to complete by the new owner, with scope to create 3 en-suite bedrooms. New roof and double glazed ! All living areas are set around a private walled courtyard with newly installed pool. Large barn, smaller outbuildings,...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Manor house (appr 320m²)

Comprising on ground level a non fitted kitchen - salon - WC - bathroom and 2 bedrooms.

First floor : Landing with bathroom - 5 good-sized bedrooms and on the upper floor a versatile game room or dormitory of 89m²

Gîte (habitable) appr 53m²

Comprising 2 good-sized bedrooms - utility room - bathroom and lounge with kitchen corner. Basement of 60m².

Cottage under renovation appr 127m² with scope for

Ground floor : kitchen - living room - WC - en-suite bedroom.

Upper Floor : 2 good-sized en-suite bedrooms

Barn with a footprint of appr 82m²

Bakers oven appr 20m²

Newly installed pool 9 x 4 m with hard cover

New drainage system

Double glazing for the manor house and gîte has already been ordered and is included in the asking price except the fitting to foresee a cost of appr 10.000 euros on top of the actual price.

This estate is located at the heart of the Black Périgord and near several touristic highlights.

Montignac - Home to the Lascaux Caves 9 km

Sarlat 35 km

Périgueux 45 km

Bergerac Airport 1H

Brive la Gaillarde Airport 45mn

NOTES