

Magnificent estate in the heart of Périgord Noir.



INFORMATION

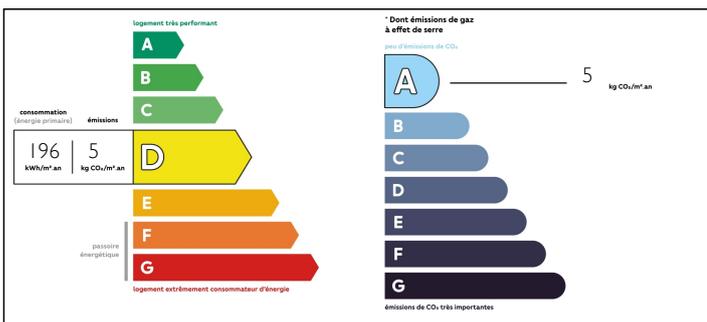
Town:	Hautefort
Department:	Dordogne
Bed:	39
Bath:	19
Floor:	1200 m2
Plot Size:	311642 m2



IN BRIEF

This magnificent 30-hectare estate in the south-west of France, right in the heart of the Périgord Noir, has an exceptional panoramic view of the Château de HAUTEFORT. With its 5 ponds and its flora it offers breathtaking tranquillity, whether on one of its countless terraces or with your feet in the water, with its swimming pool sunny from sunrise to sunset. Don't worry if you're a bit chilly, there's also a heated indoor pool and jacuzzi. A reception room equipped with a reception point, a bar and a professional, functional kitchen is there to enable you to create any sumptuous reception for you and your guests. In a few words, this site is just "MAGIC".

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

30ha estate comprising:

- 1 house with : Garden level: 1 fitted kitchen opening onto living/dining room and 1 wood-burning stove opening onto 1 large terrace, 1 study area, 1 bathroom.

1st floor: 4 bedrooms, 1 wc,

- 1 watchtower
- 14 fully-equipped gites with terrace for 4 people
- 2 fully-equipped gites with terrace for 10 people
- 1 reception room with 1 bar area, 1 reception area, 1 professional kitchen, wc
- 1 outdoor swimming pool
- 1 heated indoor pool and jacuzzi
- 1 children's play area
- 1 petanque court
- 5 lakes
- 1 animal park
- 1 outdoor car park

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

NOTES