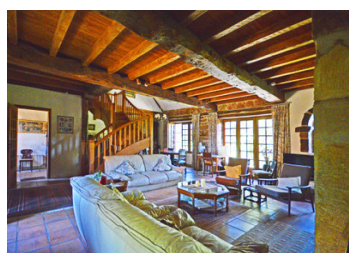
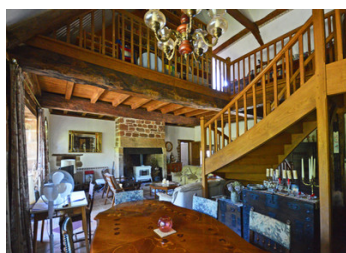


A fabulous, 8 bedroom hilltop stone house with a tower, pool, barns and 13 hectares and panoramic views

## EXCLUSIVE



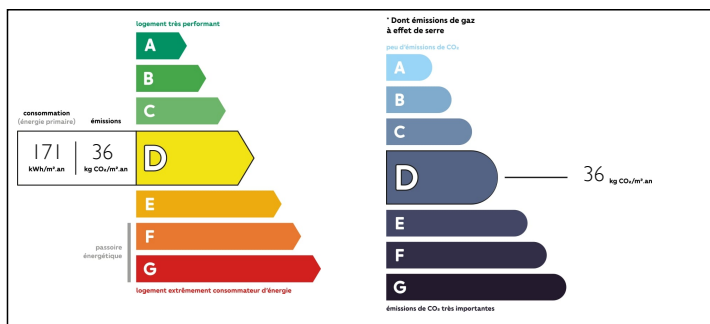
## INFORMATION

Town:	Boisseuilh
Department:	Dordogne
Bed:	8
Bath:	7
Floor:	350 m2
Plot Size:	131843 m2

## IN BRIEF

This beautiful property was well established when marked on the 1811 Cadastre Napoléon and has been faithfully restored over a number of decades using the highest level of traditional local craftsmanship. Originally part of the working farm behind it, the property faces the other way, overlooking an enormous valley towards Hautefort and its famous castle in the distance. The house is large enough to be divided and has two fitted kitchens, 8 bedrooms, a swimming pool, two wells, a bread oven, two barns and 13 hectares of meadow and woodland. The property is perfect for those seeking a truly rural setting with old stone, and that has the option of separate guest accommodation, with further business potential.

## 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.



## NOTES

## DESCRIPTION

### Ground floor

Entrance Hall with ceramic tiles 5,5 m<sup>2</sup>

Sitting room with ceramic tiles, large stone fireplace, stone sink, exposed beams, French doors onto terrace 44 m<sup>2</sup>

Washroom with shower, washbasin and w/c 3 m<sup>2</sup>

Kitchen with large window, exposed beams 16 m<sup>2</sup>

Pantry 4 m<sup>2</sup>

Rear Kitchen and utility room 11 m<sup>2</sup>

Wet room, WC, washbasin and adjacent shower 6 m<sup>2</sup>

Jacuzzi room 8 m<sup>2</sup>

Bedroom 1 with large window 15 m<sup>2</sup>

2nd Sitting room with slate floor, stone sink and large stone fireplace and 2 French doors 21,5 m<sup>2</sup>

2nd kitchen with wooden flooring and French door 11 m<sup>2</sup>

Washroom with shower, w/c and washbasin 3 m<sup>2</sup>

Sitting room/library with tiled floor, beamed ceiling and French doors, window and 3 oeil de boeuf openings 30,5 m<sup>2</sup>

Pottery with stone floor and large stone fireplace, stone sink, large window and French doors 25 m<sup>2</sup>

### 1st floor

Landing 3 m<sup>2</sup>

Bedroom 2 with carpet, dormer window and exposed beams 12 m<sup>2</sup> (floor area)

Bathroom with exposed beams panelled bath, wash basin, bidet and w/c 6 m<sup>2</sup>

Bedroom 3 with carpet, dormer window and exposed beams 12 m<sup>2</sup>

Corridor with exposed beams, dormer window 14 m<sup>2</sup> (exposed chestnut flooring then on)

Bedroom 4 wooden flooring, dormer window, exposed beams 9 m<sup>2</sup>

Bathroom with w/c, washbasin, bidet and bath, exposed beams 6 m<sup>2</sup>

Bedroom 5 (child's bedroom) wooden flooring with exposed beams and dormer window 5,5 m<sup>2</sup>

Bedroom 6 wooden flooring...