LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A09504 Price: 258 000 EUR

agency fees to be paid by the seller

Exclusive: stone house and separate annexe, 5 bedrooms, pool and barn in Fraisse

EXCLUSIVE















INFORMATION

Town:	Fraisse
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	4031 m2

IN BRIEF

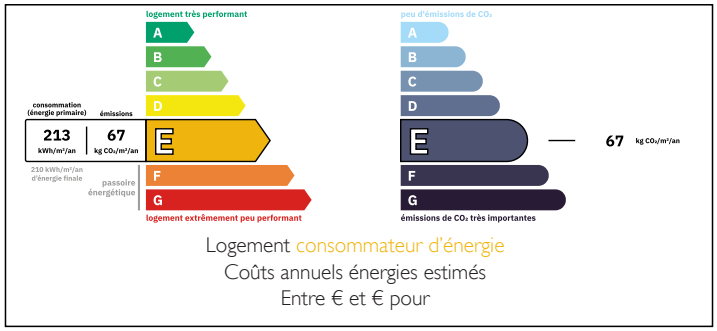
In Fraisse, Dordogne, near Bergerac, this stone property offers around 213 m² across a 3-bedroom main house and a separate 2-bedroom annexe, with a 12 × 6 m pool and 4,031 m² of land.

The 167 m² house has a separate kitchen, dining room, sitting room, three bedrooms, a bathroom with bath and shower, and a separate WC. Stonework, exposed beams and fireplaces give it character.

The 52.27 m² annexe is arranged over two floors, with a kitchenette, two bedrooms and two shower rooms.

A 20 m² terrace, pool house, approximately 170 m² barn, small cellar and attic space with conversion potential complete the property. Oil-fired heating in the main house.

ENERGY - DPE



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Entre € et € pour

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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.

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NOTES

DESCRIPTION

In Fraisse, Dordogne, this stone property combines a main house and a separate annexe, with around 213 m² in total and five bedrooms. The 4,031 m² of land includes an established garden, a 12 × 6 m swimming pool, a pool house and a substantial barn, in a countryside setting within reach of Bergerac.

The main house extends to approximately 160.55 m². Its stone façade, dormer windows and traditional roof reflect the character found inside, where exposed beams, fireplaces and stone flagstones retain the feel of the original building.

The main floor comprises a separate kitchen with dining space, a dining room and a sitting room, providing distinct areas for everyday meals, relaxation and entertaining. Three bedrooms, a bathroom with both bath and shower, and a separate WC complete the accommodation. A separate boiler and utility room provides additional practical space. The main house has oil-fired heating.

Completely separate from the house, the approximately 52.27 m² annexe is arranged over two floors. It has a kitchenette, two bedrooms and two shower rooms, offering separate space for visiting family and friends.

Outside, a terrace and established garden extend the living spaces. The 12 × 6 m swimming pool has a paved surround, while the open pool house integrated in the barn looks towards the pool and surrounding countryside.

The approximately 170 m² barn provides additional room for storage, hobbies or a workshop project. There is also a small cellar. Above the main house, the attic offers potential for a future...

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