LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30806PHV24 Price: 950 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (904 762 EUR without fees)

Black Perigord : 2 stone houses each with their own pool and 8 ha of adjoining land and forest

EXCLUSIVE















INFORMATION

Town:	Rouffignac-Saint-Cernin-de-Reilhac
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	330 m2
Plot Size:	79595 m2

IN BRIEF

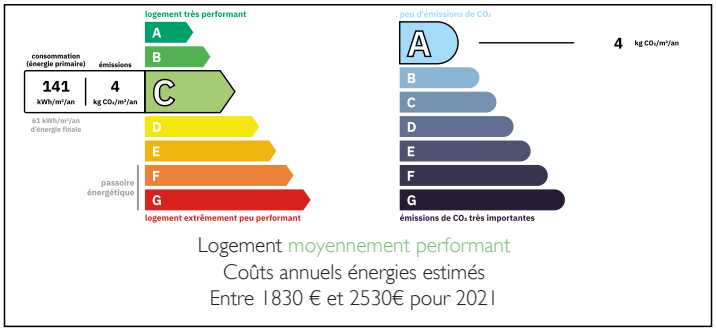
In the heart of the Black Périgord, near a lively village with all amenities, this exceptional estate offers peace, privacy and far-reaching views. A rare opportunity: two fully independent homes, each with its own swimming pool and garden—ideal for family living, hosting guests or rental income.

The property also includes extensive outbuildings: a large barn, a spacious garage with workshop, a second garage, and a sauna—perfect for gîte/B&B activity, storage or hobby space.

Main house: entrance hall with guest WC, office, living room with fully fitted kitchen separated by a double-sided fireplace, and a large ground-floor en-suite bedroom. Upstairs: three bedrooms (one with Japanese-style shower) and a bathroom.

Second house: living/dining room with open-plan kitchen, large bedroom with bathroom, guest WC. Upstairs: two bedrooms and a shower room.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1830 € et 2530€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2286 EUR**
Taxe habitation:	**308 EUR**

NOTES

DESCRIPTION

Main house total 163m2
- kitchen 30
- Master bedroom 21
- Office 13
- Living 34
- Bathroom 9 & 6
- Bedroom 14
- Palier 20

Second house total 109m2
- living, open ktichen and dining 56
- master bedroom 19 and bathroom 7
- 2 bedrooms 10 & 10
- Bathroom 6

Barn 75 + 48
Little house + stables 80
Atelier 36
Sauna + sanitair 56
Swimming pool main house 13 x 5
Swimming pool sec house 10 x4

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