

Property in the countryside comprising 3 dwellings with swimming pool on over 11,000 m<sup>2</sup>



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | La Chapelle-Grésignac |
| Department: | Dordogne              |
| Bed:        | 10                    |
| Bath:       | 5                     |
| Floor:      | 600 m <sup>2</sup>    |
| Plot Size:  | 12174 m <sup>2</sup>  |



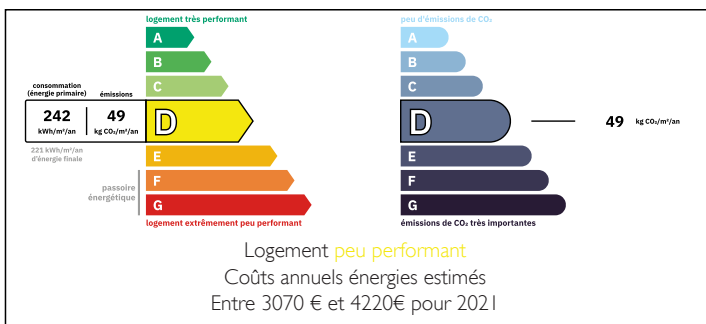
## IN BRIEF

An excellent opportunity to acquire this rare complex of 3 homes, including a fabulous multi-purpose space ideal for artistic or cultural activities, set in over 530 m<sup>2</sup> of 11500m<sup>2</sup> of land. The complex boasts harmonious, aesthetic architecture using carefully selected, noble materials such as antique, patinated floors, window frames and majolica tiles.

A total of 10 bedrooms with a capacity of up to 25 people, 5 shower or bathroom rooms and 3 spacious living areas make this property a must for large family gatherings or, thanks to its unique configuration, can be used as 3 independent places of residence... The property is set in partly wooded grounds, the former parkland of the village chateau, and has a swimming pool with panoramic views over the surrounding countryside. The property is in good condition and benefits from regular maintenance.

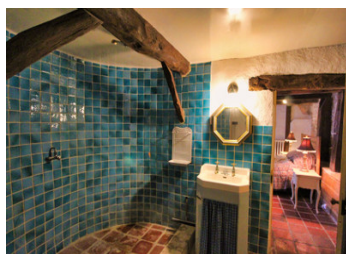
We are 40 minutes...

## 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.



## LOCAL TAXES

**Taxe foncière: 3297 EUR**

## NOTES

## DESCRIPTION

The property comprises 3 independent gîtes, one of which is on one level.

A huge hall of more than 182 m<sup>2</sup> that lends itself to a multitude of uses (co-working space, party room or why not a dance studio, yoga etc.)

The venue has frequently been used for major events such as weddings and cultural events (concerts, etc.).

A summer dining room with barbecue area leads directly to the swimming pool (12m x 6m).

Passing through the porch, you enter a central grassed courtyard that centres the three independent dwellings, just like a village square.

Gîte I

Technical room (laundry, electricity meter, shed, etc.) 22.15 m<sup>2</sup>

- \_ Kitchen 18,6 m<sup>2</sup>
- \_ Living room 15,16 m<sup>2</sup>
- \_ Living room 26,2 m<sup>2</sup>
- \_ Bedroom 1 26,23 m<sup>2</sup>
- \_ Bedroom 2 25.4 m<sup>2</sup>
- \_ Bathroom / WC 5 m<sup>2</sup>

Gîte II

Ground floor, courtyard side

- \_ Bedroom 1 16,2 m<sup>2</sup>
- \_ Bedroom 2 22,9 m<sup>2</sup>
- \_ Shower room / WC 7.5 m<sup>2</sup>

First floor / Ground floor entrance side Property

- \_ Large living room 60.1 m<sup>2</sup>
- \_ Kitchen 21,47 m<sup>2</sup>

1st Floor / converted attic

Bedroom 1 / Landing 33.85 m<sup>2</sup>

- \_ Bedroom 2 16 m<sup>2</sup>
- \_ Bathroom 6,6 m<sup>2</sup>
- \_ WC 2,9 m<sup>2</sup>

Gîte III

Very large converted barn.

GROUND FLOOR:

- \_ Bedroom 1 20.7 m<sup>2</sup>
- \_ Bedroom 2 18 m<sup>2</sup>
- \_ Bedroom 3 20, 25 m<sup>2</sup>