LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34966LC24 Price: 590 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (560 000 EUR without fees)

Beautiful medieval Country house with two gîtes, barn, swimming pool and 13 acres. Secluded position -Dordogne















INFORMATION

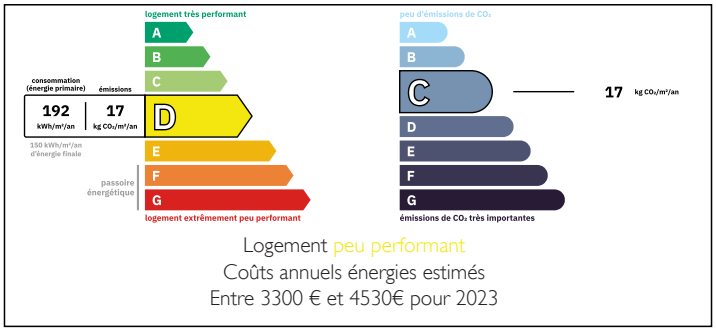
Town:	Corgnac-sur-l'Isle
Department:	Dordogne
Bed:	8
Bath:	4
Floor:	324 m2
Plot Size:	56290 m2

IN BRIEF

This property, dating back to around the 15th century, offers a truly unique blend of medieval charm and modern comfort. Constructed from stone, the house showcases the distinctive architectural features of the period, with rustic appeal and timeless elegance. Located in a tranquil and serene setting, it is conveniently close to a charming village with essential amenities and an active market town that boasts a train station, making it an ideal spot for those who appreciate both peace and accessibility.

In addition to the main residence, the property includes two gîtes, offering ample space for guests or providing income potential if desired. This property is a perfect blend of historical beauty, practicality, and modern convenience.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3300 € et 4530€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34966LC24 Price: 590 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (560 000 EUR without fees)







NOTES

DESCRIPTION

Two separate driveways lead to this heavenly paradise where either side is planted with mature shrubs and trees and beautiful cottage garden flowers.

This property features exposed stone walls and beam features throughout. The ground floor of the property has unique locally sourced handmade floor tiles and to the first and second floors there is wood flooring. The main house has a wood burner with the added bonus of gas central heating throughout the ground and 1st floor.

Detached gites (2 bed and 3 beds) have great earning potential, both have previously been rented.

The swimming pool is situated to the side aspect of the property, there is a covered terrace for those seeking shelter in the height of the season as well as a pool changing room and shower with wc.

The land is a mixture of meadow and woods and is mainly to the rear aspect.

MAIN HOUSE 195m²
GROUND FLOOR
Entrance 4m² 2,08m x 1,98m) exposed stone, door to front terrace
Utility room 6,56m² (3,28m x 2m) sink and fitted units
Open-plan living room 44,62m² (5,75m x 7,76m) freestanding kitchen units, beautiful original fireplace with wood burner, french doors to rear terrace, exposed stone wall and feature beams, door to hallway.
Hallway 14,94m2 staircase to 1st floor
Separate WC 3,1m2 (1,39m x 2,24m) feature window to rear aspect.
Bathroom 10,3m² (3,13m x 3,3m) walk-in shower, hand basin, window to rear aspect.
Cave 7,5m²
Storage cupboard

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr