LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36224PHV24 Price: 749 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (712 025 EUR without fees)

Beautiful property with gîte and barn (pottery bakery and man cave) in the heart of the Périgord Noir















INFORMATION

Town:	Rouffignac-Saint-Cernin-de-Reilhac
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	359 m2
Plot Size:	31000 m2

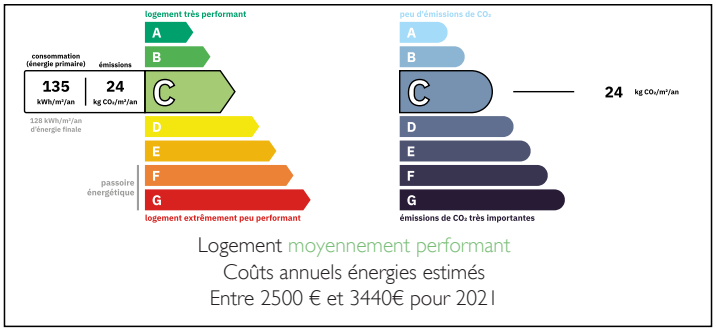
IN BRIEF

Discover the enchanting charm of this extensively renovated farmstead, nestled amidst the breathtaking rolling countryside of the Dordogne. Built from the region's signature honey-coloured limestone, this property is a true gem that embodies the essence of rural elegance.

Set on a sprawling ten-acre domain, this idyllic retreat offers unparalleled peace and tranquility, while remaining conveniently just a five-minute drive from the village of Rouffignac St Cernin de Reilhac, where you can immersing yourself in nature while being close to local amenities and attractions.

Situated at the end of a quiet road, this farmstead ensures privacy and seclusion, allowing you to fully immerse yourself in the tranquility of the Dordogne landscape.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2500 € et 3440€ 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:	**3291 EUR**
Taxe habitation:	**868 EUR**

NOTES

DESCRIPTION

Main House Features

The main residence boasts four spacious bedrooms, each featuring an ensuite bathroom for ultimate comfort and privacy. The open kitchen invites creativity and connection, while the cozy living area serves as the heart of the home. Step outside to enjoy the beautiful terraces that offer stunning views of the lush countryside, making it an ideal spot for relaxation and entertaining.

Gîte for Guests or Investment

In addition to the main house, this property includes a charming gîte (renovated) with five bedrooms and three bathrooms. The open living space, complete with an inviting kitchen and covered porch, provides a perfect setting for guests or can serve as a lucrative rental opportunity.

The views from the porch are simply breathtaking, making it a delightful space to unwind.

The outdoor area is a true highlight, featuring a large 12m x 6m heated swimming pool, complete with wide Roman steps for easy access. This inviting pool is perfect for relaxing on warm summer days or hosting poolside gatherings.

Additionally, you'll find a substantial pantiled abri (shelter) within a generous 250m² area, fitted out with a summer kitchen that boasts hot and cold running water, making meal preparation a breeze. A top-of-the-line Weber gas BBQ with a side burner can handle meals for a small army, while a large modern fridge ensures ample food storage and chilling of refreshing drinks.

The entire swimming pool area is completely enclosed by a norm-compliant security fence, providing peace of mind. Child-proof gated access...