

Substantial Dordogne Residence with Guest Apartment, Second House to Renovate, Pool & Land



INFORMATION

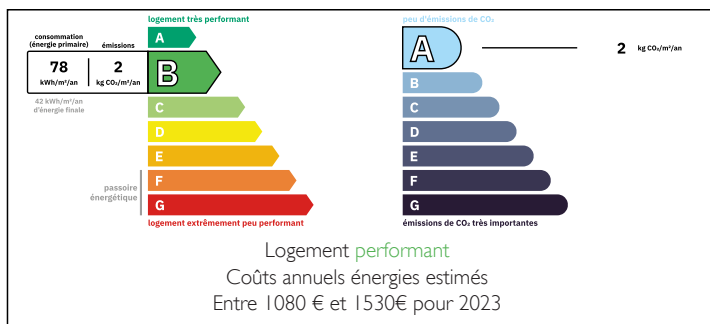
Town:	Faux
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	271 m2
Plot Size:	3901 m2



IN BRIEF

This beautifully laid-out ensemble offers 270+ m² of living space, a guest apartment, a second house to restore, and extensive outbuildings — all nestled in the town Faux in the Dordogne. Ideal for large families, multi-generational living or holiday hosting.

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.



DESCRIPTION

Located in the town of Faux, this impressive property offers exceptional living space across several connected dwellings, set on nearly 4,000 m² of land with a swimming pool, summer kitchen, and multiple terraces.

The main house spans three floors. On the ground floor, you'll find a spacious kitchen and dining area (44m²), a home office (31.62m²), a utility room, and a boiler/laundry room. On the first floor, there's a bright living room (32m²), two bedrooms (9.6m² & 11.98m²) — each with their own shower room (3.4m² & 5.7m²) — and built-in storage. The second floor holds a landing, one guest bedroom (9m²), and a large master suite (17.5m²) with private shower room (3.9m²), bath and walk-in wardrobe (3.1m²).

Attached to the main house is a garage and a summer kitchen overlooking the terrace and a path up to the pool (8m x 4m). The garden is in one large plot and the courtyard to the front of the property includes parking, two storage areas and access to the garage/garden.

A fully independent guest apartment totalling 76.7m² occupies the upper level of a second stone building and includes a living/dining room with kitchen, WC, two bedrooms, a shower room, and a private covered terrace. The ground floor of this stone building is used for storage and workshop space currently.

Completing the ensemble is an adjoining house in need of renovation. It's set across three floors and offers lots of potential — ideal for a gîte or long-term guest accommodation...

LOCAL TAXES

Taxe foncière: 950 EUR

NOTES