

Idyllic Wine Country Retreat with Main House, Second House, and Extensive Outbuildings



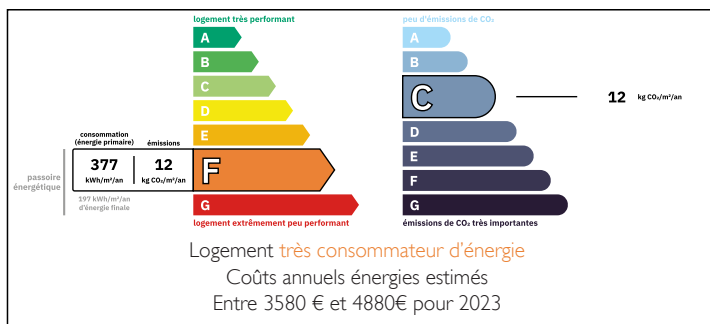
INFORMATION

Town:	Saint-Laurent-des-Vignes
Department:	Dordogne
Bed:	9
Bath:	4
Floor:	346 m2
Plot Size:	8300 m2

IN BRIEF

In the heart of Saint Laurent des Vignes, this secluded property offers a character-filled main house, a fully habitable second residence, and a wealth of outbuildings on approximately 8,000 m² of land. With complete privacy, vineyard surroundings, and proximity to Bergerac Airport, it's ideal for a family home, guest accommodation, or a lifestyle business in the wine country.

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

Tucked away among the rolling vineyards of Saint Laurent des Vignes, just minutes from Bergerac Airport, this rare property offers total privacy with no neighbours in sight – only the peaceful beauty of the surrounding vines and countryside.

The main stone house exudes authentic character, with exposed beams, thick walls, and generous living spaces. The ground floor includes an entrance hall, a sitting room, a large reception lounge, an office, a kitchen with adjoining pantry + WC, and a second kitchen and pantry on the other end of the property. Upstairs you'll find seven bedrooms, two shower rooms, and two separate WCs, with an attic above that could easily be converted (subject to permissions). While full of charm, the main house would benefit from refreshing and modernising, including upgrading the single-glazed windows.

A second residence is fully habitable and comprises a bright living room with kitchen area, two bedrooms, a separate lounge, a shower room, pantry, and WC.

Outside, the property boasts a large garden and approximately 8,000 m² of land (final measurement to be confirmed by a géomètre), with the option to negotiate additional vineyard parcels. Numerous outbuildings include a vast barn with workshop and open hangar to the back, several storage areas, garages, and older structures that could be renovated or removed depending on your needs – even without them, there's abundant barn space for projects, storage, or conversion (subject to permissions).

Perfect as a spacious family home with guest accommodation, or for those dreaming of...

LOCAL TAXES

Taxe foncière: 2558 EUR

NOTES