

House with a cottage, swimming pool, and tobacco drying shed



INFORMATION

Town:	Prigonrieux
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	348 m2
Plot Size:	7553 m2



IN BRIEF

Just a few steps from all amenities and set in a green oasis, discover this beautiful property comprising its main house with 5 bedrooms, a three-bedroom guest house, and a small one-bedroom studio.

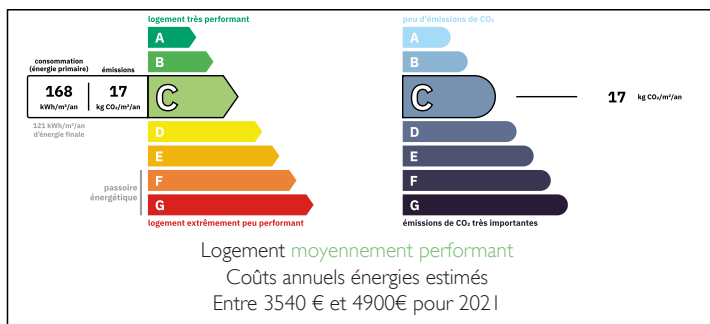
A large, well-exposed swimming pool and a lovely beach invite relaxation and play for the little ones.

A large barn serves as a storage area, game room, and bar.

This beautiful estate is located at the end of a cul-de-sac with neighbors, yet the place remains very private.

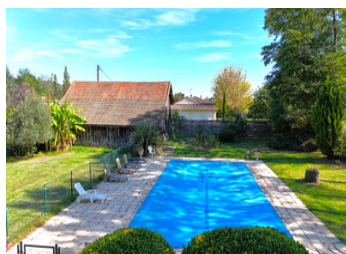
Local shops are nearby, and Bergerac is only 7 km away.

ENERGY - DPE



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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: 2100 EUR

NOTES

DESCRIPTION

Beautiful real estate complex consisting of a main house, a guesthouse, and a studio to renovate.

The main house consists on the ground floor of a living/dining room (80m²), a fully equipped kitchen (32m²), a billiard room (16.7m²), and a master bedroom suite (shower-sink-toilet) (25.6m²).

On the first floor: three bedrooms (12-23-24m²) including one suite (bathtub-double sink-toilet) (9m²), a separate toilet (1.5m²), and a shower room with sink (7m²), attic (45m²).

Two private terraces.

Studio consisting of a room (17m²), a bedroom (10m²), and a shower room with sink and toilet (4m²).

Boiler room and storage room (17-46m²).

Guesthouse consisting of a master bedroom suite (bathtub-toilet-sink) (31+7.4m²), a living/dining room with a rammed earth floor (52m²), a fully equipped kitchen with dining area (30m²), two bedrooms (9.6-9.4m²), a bathroom (shower-sink-toilet) (3m²), and a hallway (3m²).

Private terrace.

Fenced chlorine pool (12x6m).

Tobacco drying barn with a bathroom, bar, and storage (147m² on the ground).

2-car carport, 4-car parking, and land.

The property is connected to the public sewer system.

The house has double glazing, while the cottage has single glazing.

A well provides water for garden irrigation.

Heating for the house and the studio is by oil, and reversible air conditioning is installed in the house.

Bergerac is 7 km away

Bordeaux is 93 km away

Prigonrieux and its shops are 800 m away

Information about risks to which this property is exposed is available on the...