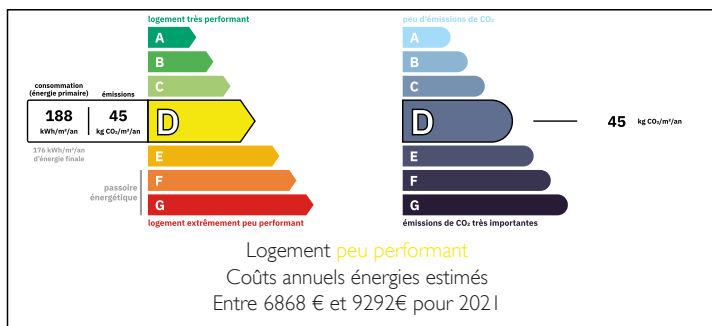


Dordogne - Périgord Vert - Exceptional 18th-century property with outbuildings and swimming pool on 40 hectare



ENERGY - DPE



INFORMATION

Town:	Douchapt
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	500 m2
Plot Size:	405000 m2

IN BRIEF

Exceptional 18th-century property in the Périgord Vert

Located in the north-west of the Dordogne, in the heart of the Périgord Vert, in the Dronne valley, an authentic and verdant region where forests, valleys and charming villages coexist.

This magnificent 18th-century property exudes the charm and elegance of yesteryear. Formerly the hunting lodge of the Château de Fayolle, it extends over approximately 40 hectares of woods and meadows, bordered by a stream.

1 main house – 300 m²

- Ground floor: entrance hall, shower room/WC, small lounge, large lounge with fireplace, dining room, fitted kitchen

- First floor: 3 spacious bedrooms, 2 bathrooms and 1 WC

- Attic: 2 bedrooms and 1 bathroom/WC

1 independent gîte – 126 m²

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

Exceptional 18th-century property in the Périgord Vert

Located in the north-west of the Dordogne, in the heart of the Périgord Vert, in the Dronne valley, an authentic and verdant region where forests, valleys and charming villages coexist.

This magnificent 18th-century property exudes the charm and elegance of yesteryear. Formerly the hunting lodge of the Château de Fayolle, it covers around 40 hectares of woods and meadows, bordered by the Sauvagnac stream. The estate, complete with landscaped grounds, an orchard and a swimming pool, offers a natural setting of great serenity.

Close to many iconic sites in the Périgord Vert, this rare property will appeal to lovers of history, nature and authenticity, looking for an exceptional place to live or holiday in the heart of the Périgord.

The main house – 300 m²

- Garden level: 1 entrance hall, 1 shower room/WC, 1 small lounge/bedroom, 1 large bright lounge with fireplace, 1 dining room with wood-burning stove, 1 separate fitted kitchen

- First floor: 3 spacious bedrooms, each with 1 fireplace, 2 bathrooms, 1 with WC, and 1 separate WC.

- Attic: 2 bedrooms and 1 bathroom with WC.

The separate gîte – 126 m²

- Ground floor: 1 lounge/dining room with fireplace, 1 fitted kitchen, 1 bathroom and 1 bedroom

- Upstairs: 2 bedrooms, 1 WC and 1 mezzanine

The restored dovecote – 77 m²

- Ground floor: 1 entrance hall, 1 shower room/WC

- First floor: 1 superb bedroom with exceptional traditional roof structure.

Outbuildings and facilities

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NOTES