LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42362TED24 Price: 552 000 EUR

agency fees to be paid by the seller

Beautiful stone property with gîtes and swimming pool, set in absolute tranquillity on over 4 hectares







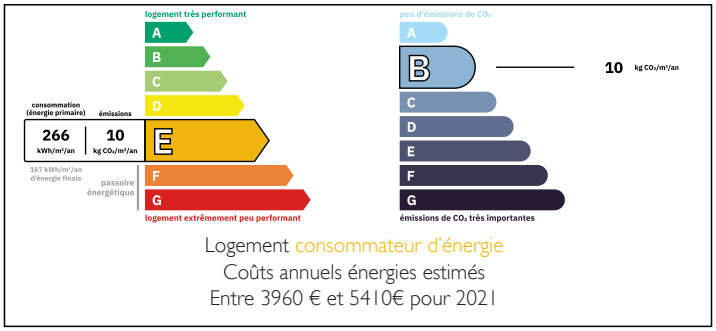








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3960 € et 5410€ pour 2021

INFORMATION

Town:	Saint-Geniès
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	272 m2
Plot Size:	41576 m2

IN BRIEF

Beautiful stone property with gîtes and swimming pool, Ideal for a family project or a tourism business.

The property includes a main house adjoining its stone barn, two independent gîtes, and an 9 x 4 m swimming pool
The main house comprises on the ground floor an entrance hall, an attractive living room with fitted kitchen and wood-burning stove, one bedroom, two shower rooms with WC, and a utility room. Upstairs, a large space remains to be fitted out. An adjoining former cowshed/sheepfold, a stone barn with conversion potential over two levels, and a covered open shelter complete the property.

The main gîte offers a living area with kitchen and fireplace, a shower room with WC, and three bedrooms with an additional shower room upstairs. The second gîte includes a living room and one bedroom with en-suite shower room and WC.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

Beautiful Stone Property with Gîtes and Swimming Pool – Over 4 Hectares in Absolute Tranquillity

Set in the heart of a preserved natural environment, this authentic stone property offers a rare lifestyle with no disturbance, ideal for a family home, a tourism project or a main residence combined with a gîte business.

The property comprises a main house adjoining its stone barn, two independent gîtes, an 9 x 4 metre swimming pool, and over 4 hectares of land.

Main House

Ground floor: entrance hall, attractive living room with fitted kitchen and wood-burning stove, one bedroom, two shower rooms with WC, and a utility room.

First floor: large open space to be fitted out to suit your needs (additional bedrooms, office, leisure area, etc.).

Adjoining former cowshed/sheepfold.

Stone barn with potential for conversion over two levels.

Covered open shelter attached to the barn.

Main Gîte

Ground floor: living area with fitted kitchen, traditional fireplace (cantou), shower room with WC.

First floor: three bedrooms, and a shower room.

Second Gîte

Ground floor: living room.

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