LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42626CAH33 Price: 1 347 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (1 300 000 EUR without fees)

**Renovated character property, situated in the peaceful heart of the countryside**















## INFORMATION

| | |
|---|---|
| Town: | Fougueyrolles |
| Department: | Dordogne |
| Bed: | 9 |
| Bath: | 6 |
| Floor: | 468 m2 |
| Plot Size: | 391420 m2 |

## IN BRIEF

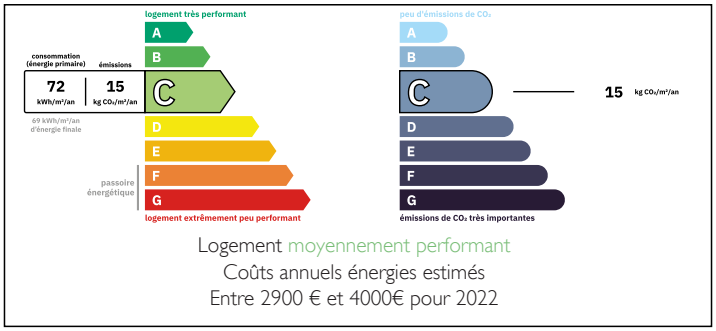
In the heart of the Gironde countryside, in a quiet and green environment with discreet neighbours, discover this superb character property, tastefully and completely renovated.

The main house offers beautiful volumes, several master suites, large bright reception areas and a warm atmosphere combining old-world charm and modern comfort.

The property also has a separate gîte, numerous outbuildings, wine cellars, a garage and buildings with great potential, ideal for a family, tourist or professional project.

A rare property with authentic charm, located in a region prized for its quality of life, close to the Dordogne.

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 2900 € et 4000€ pour 2022

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

Nestled in lush greenery, this remarkable stone property embodies the French art of living, where authenticity, serenity and elegance come together in perfect harmony.

Completely renovated with impeccable taste and high-quality materials, the residence has retained its original character – stone walls, exposed beams, fireplaces – while incorporating contemporary comforts in a perfectly balanced way. The rooms are spacious, the flow is fluid and natural light is omnipresent, creating an atmosphere that is both warm and refined.

The main house offers approximately 406 m² of living space, organised around large reception areas conducive to conviviality, as well as 7 master suites, each with its own shower room or bathroom. An ideal configuration for welcoming family and guests, or for considering a high-end bed and breakfast business.

A separate gîte, perfectly suited for seasonal rentals or for welcoming friends, completes the property, as do numerous outbuildings, wine cellars and annexes, offering remarkable potential for various projects: tourism, events, art or agriculture.

The environment is particularly sought-after: peaceful, natural and private, while retaining a reassuring neighbourhood presence.

The geographical location, on the border between Gironde and Dordogne, allows you to fully enjoy a region renowned for its landscapes, heritage and gentle way of life. This rare property will appeal to lovers of beautiful stone buildings looking for an exceptional place to live, combining charm, space and potential in a preserved natural setting.

The property benefits from a preserved rural environment while remaining ideally located close to the main amenities and infrastructure:

•...

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