

Périgord Noire : Stunning stone estate with 6 bedrooms, big barn and a 2 bedroom house on 25 ha.



INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	240 m2
Plot Size:	250000 m2

IN BRIEF

Magnificent stone estate full of authentic charm, comprising a majestic main house of approx. 240 m² and a large barn, all overlooking an exceptional 25-hectare plot of land, partly wooded.

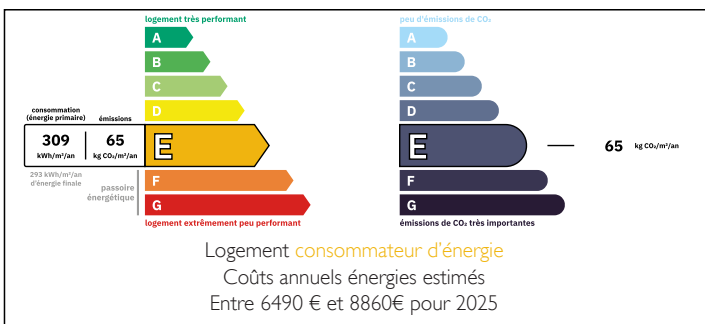
At the end of its private, tree-lined driveway, the property offers a rare, peaceful and unspoiled setting, while remaining perfectly accessible: Bergerac Airport is only 30 minutes away.

The main house impresses with its generous volumes, high ceilings and spacious, light-filled rooms that embody the soul of the Périgord countryside. It offers 6 bedrooms, including one on the ground floor, 2 shower rooms, 1 bathroom and 3 WCs, comfortably accommodating family and guests.

A second independent house, with 2 bedrooms, is also on the estate and is currently temporarily occupied by a caretaker.

An idyllic location, just 1 km from all the amenities of the picturesque village of Saint-Alvère, in the heart...

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.



DESCRIPTION

Dimensions in m² (approx.)

Kitchen: 19.2

Shower room with shower, toilet, sink: 2.8

Dining room: 50

Bedroom 1: 33

Hallway: 22

Bathroom with shower/bath, toilet, sink: 7

Toilet: 2.5

Office/storage: 5

Bedroom 2 (or living room 2): 16.5

Bedroom 3: 12.5

Bedroom 4: 18.8

Bedroom 5: 20.5

Small house with 2 bedrooms: +/- 62

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2700 EUR

NOTES