

Countryside residential stone-build farmhouse, attached a one level apartment, garage, grange, stables.



INFORMATION

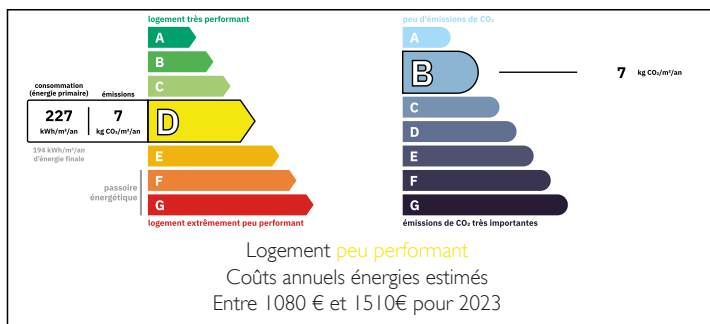
Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	215 m2
Plot Size:	20667 m2



IN BRIEF

- * A charming traditional farmhouse with livingroom, dining, kitchen.
- A cosy woodburner creates the comfort. Upstairs two spacious bedrooms and a bathroom.
- * A modern apartment with fully equipped kitchen, living room, dining. Three bedrooms and a bathroom. Large balcony. Splendid free views.
- * Large grange, mezzanine that can be developed in further accommodation if desired, garage, laundry room, stable for horses and more storage rooms.
- * An extensive outside space of 2 hectare to enjoy the peaceful and tranquility of the countryside, enjoy gardening, green fields and meadows for horses or other animals.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 792 EUR

NOTES

DESCRIPTION

Charming Two-Home Country Estate in the Périgord Vert

Nestled at the end of a quiet country lane in a peaceful hamlet, just a few minutes from the popular village of Saint-Jory-de-Chalais, this exceptional property offers a rare combination of charm, space, privacy and income potential in the heart of the Périgord Vert.

Set within approximately 2 hectares of fenced and partially wooded grounds, the property enjoys magnificent, uninterrupted views over the surrounding green hills and countryside. Whether you are looking for a spacious family home, a property with guest accommodation, or a rural retreat with potential for further development, this estate offers tremendous versatility.

The Main House

The spacious and bright main house has been designed to make the most of its beautiful rural setting. It comprises a fully equipped kitchen, dining area and comfortable living room, together with three bedrooms and a bathroom.

A particularly attractive feature is the large balcony running the full length of the house, providing splendid panoramic views across the surrounding countryside—a wonderful place to enjoy morning coffee, outdoor dining or simply the peace and tranquillity of the setting.

The Guest House

The second house has been successfully operated as a guesthouse, offering an excellent opportunity for those looking for additional income.

Full of traditional character, the property opens directly into a welcoming kitchen, living and dining area. Upstairs are two spacious double bedrooms