

EXCEPTIONAL PERIGORD ESTATE WITH CHARACTER HOUSE, GUEST HOUSE, BARNES AND OVER 5 HECTARES OF LAND



INFORMATION

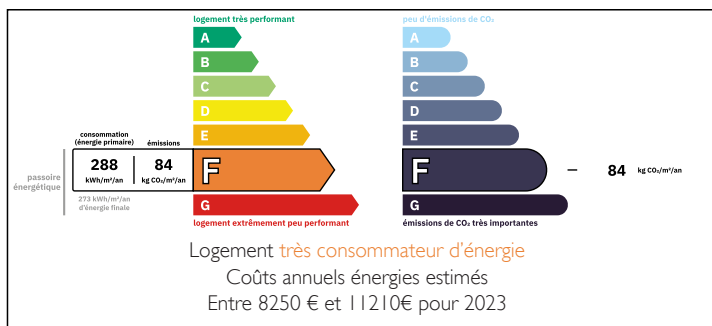
Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	267 m2
Plot Size:	53560 m2

IN BRIEF

Set amidst the rolling countryside of the Périgord, this remarkable estate from the 18th century offers a rare opportunity to acquire an authentic piece of French heritage in an idyllic rural setting.

Surrounded by more than 5 hectares of land, the property comprises a substantial main residence, a separate house, a large barn, hangar, workshop, traditional pigeonier, bread oven, a well and several additional outbuildings, creating endless possibilities for a family estate, hospitality venture, equestrian project or lifestyle business.

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.



DESCRIPTION

The main house immediately impresses with its generous proportions and beautifully preserved period character.

From the moment you step inside, a spacious entrance hall leads to two magnificent reception rooms, each measuring almost 50 m². Three traditional fireplaces create a warm and welcoming atmosphere, perfect for entertaining family and friends.

Upstairs, two spacious bedrooms each benefit from their own private bathroom facilities, ensuring both comfort and privacy. The lower ground floor includes a kitchen, utility room, wine cellar and several useful storage areas.

Accommodation

Room sizes are provided for guidance only and are not contractually binding.

Main House – 203 m²

Ground Floor

- Entrance hall: 23.7 m²
- WC: 1.9 m²
- Dining room: 46.4 m²
- Large living room: 49.3 m²

Lower Ground Floor

- Room 1: 13 m²
- Kitchen: 21.5 m²
- Utility room: 14.9 m²
- Pantry/Storage room: 31 m²

First Floor

- Bedroom 1: 21.2 m²
- Dressing room: 3.8 m²
- Landing: 5.5 m²
- Bathroom (bath, WC and double washbasin): 5.1 m²
- Bedroom 2: 20.2 m²
- Bathroom: 4.45 m²
- Dressing room: 0.9 m²

LOCAL TAXES

Taxe foncière: 2068 EUR

NOTES