LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44500SHH24 Price: 399 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (376 416 EUR without fees)

Charming estate with 3 x 3 bed houses, gîte potential, pool, barn & equestrian facilities. Mature gardens.

EXCLUSIVE















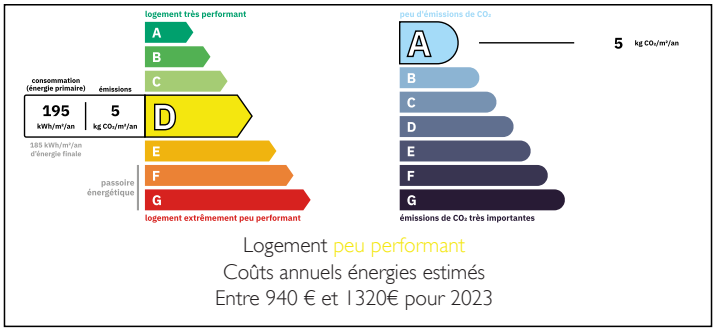
INFORMATION

Town:	Allemans
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	350 m2
Plot Size:	13510 m2

IN BRIEF

Between the market town of Ribérac and the beautiful village of Aubeterre-sur-Dronne.
An exceptional multi-property estate offering three habitable houses, a fourth property to renovate, and extensive outbuildings set within attractive grounds. With features including a swimming pool, equestrian facilities, large barn with stables, and landscaped gardens, this property presents a rare opportunity for a lifestyle purchase or income-generating business (gîtes/holiday rentals).

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 940 € et 1320€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**3118 EUR**

NOTES

DESCRIPTION

A versatile and attractive estate offering immediate accommodation, renovation potential, and strong income prospects in a desirable setting. Ideal for those seeking a home with gîte business, equestrian use or small holding, or multi-generational living.

House 1
A characterful property combining charm and comfort.

Ground Floor:
Spacious open-plan kitchen / dining / living room (55m²) featuring wooden flooring, exposed beams, a fireplace, and underfloor heating. Double French doors open onto the courtyard, creating excellent indoor-outdoor flow.

First Floor:
Bedroom (13.5m²) with wooden floor and en-suite shower room with W.C.
Two further bedrooms (9m² and 9.35m²), both with wooden flooring
Family bathroom with bath and shower, plus W.C.

Additional Features:
Double glazing throughout
Underfloor heating

House 2
A generously sized home with further potential. (require a little updating)

Ground Floor:
Kitchen / dining room (22m²) with tiled floor and French doors opening to the courtyard and garden
Living room (25m²) with fireplace
Study/bedroom (13m²)
Two bedrooms (13m² and 14m²), both with wooden floors, one with direct garden access
Bathroom (requiring modernisation)
Separate W.C.
Boiler room / laundry

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