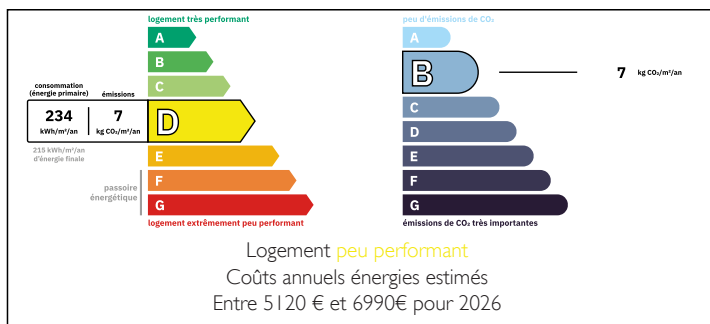


Superb Perigordine 18th century property and Gite in 2.5 ha of land and infinity pool



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-des-Combes
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	480 m2
Plot Size:	25000 m2

IN BRIEF

Elegant Chartreuse in the Heart of Périgord Pourpre

Nestled in the heart of the Périgord Pourpre, this magnificent chartreuse has been tastefully renovated using the finest materials while preserving its original charm and character. The property offers generous, light-filled living spaces, including an impressive baronial-style living room that creates a striking yet welcoming atmosphere.

Set in a haven of peace and tranquility, the estate is surrounded by open fields and unspoiled countryside, providing complete privacy and a deep connection to nature.

The guest house, once home to monks who farmed the land as part of the neighboring Château La Gaubertie estate, has also been carefully restored to a high standard. It retains beautiful original features and offers the convenience of ground-floor

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

Main House with Pigeonnier (approx. 340 m²)

Ground Floor

A welcoming entrance hall leads into a fully equipped kitchen.

Housed within the charming pigeonnier, a spacious dining room opens onto the garden and a covered terrace, perfect for indoor-outdoor living.

The impressive 65 m² living room features a fireplace and offers generous, light-filled space ideal for entertaining.

A comfortable master suite includes a private shower room, separate WC, and built-in wardrobes. Additional spaces include a utility room, wine cellar, and boiler room.

First Floor

Four well-proportioned bedrooms, all with built-in wardrobes.

Two bathrooms, each with WC.

Guest House (approx. 140 m²)

Ground Floor

A cosy living room with fireplace.

A fully fitted kitchen.

Two bedrooms.

A bathroom and separate WC.

First Floor

Two additional bedrooms, one of which benefits from access to a private terrace.

A shower room with WC.

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

NOTES