

Beautiful property on 20 ha with two houses and a cottage ,outbuildings and courtyard.

## EXCLUSIVE



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Vallereuil |
| Department: | Dordogne   |
| Bed:        | 11         |
| Bath:       | 8          |
| Floor:      | 660 m2     |
| Plot Size:  | 207030 m2  |

## IN BRIEF

Discover this authentic character property, ideal for a large family, a tourist project or a reception activity:

- Main house 460 m<sup>2</sup>: 7 bedrooms, 5 bathrooms, large living room cathedral very bright with large bay window, open kitchen, monumental fireplace, billiard room, lounge bar with fireplace and office. Mezzanine.

- Spacious master suite (fitted wardrobes, bath, shower, WC).

- 3 cellars including a wine cellar, laundry room and separate toilet.

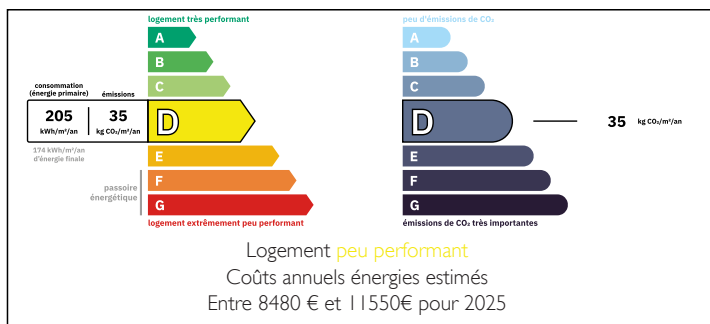
- Independent house of 130m<sup>2</sup>: living room with open kitchen, a child's room, laundry toilet, 2 bedrooms upstairs, bathroom.

- Cottage 3 rooms 70m<sup>2</sup> ready to accommodate guests.

- Numerous outbuildings: courtyard, workshops, sheds, and large barn—multiple development possibilities.

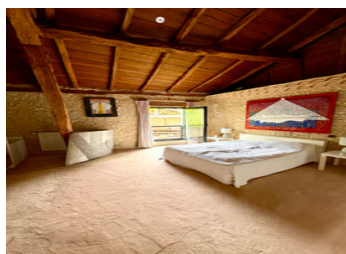
- Land: 20 hectares of unspoilt nature offering

## 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: 5805 EUR**

## NOTES

## DESCRIPTION

Character Estate with Guest Accommodation & Artist Studio – Dordogne, France

Blending traditional stone architecture with contemporary volumes, this exceptional country estate is set in the heart of the Dordogne countryside, just 5 minutes from the dynamic town of Neuvic.

Set within approximately 20 hectares of nature, the property enjoys a spectacular setting with open views and remarkable sunsets, offering both complete privacy and excellent accessibility — only 6 km from the A89 motorway, 30 minutes from Périgueux and Bergerac Airport, and just 1 hour 10 minutes from Bordeaux.

### A PROPERTY WITH SOUL AND VISION

This unique estate is perfectly suited as:  
a prestigious family residence  
a refined second home  
a boutique hospitality or events venue

### MAIN HOUSE – APPROX. 460 m<sup>2</sup>

The main residence impresses with its stunning cathedral-style living room, flooded with natural light through a large bay window and enhanced by a striking monumental fireplace.

It features an harmonious blend of character, space and comfort.

7 spacious bedrooms

several reception areas including a billiard room and a bar lounge

a generous master suite with a pool view

multiple bathrooms and functional spaces

### SECOND HOUSE – 130 m<sup>2</sup>

Ideal for guests, extended family or staff accommodation:

3 bedrooms

open-plan living area

independent facilities

adjoining barn, perfect for cars or storage