LEGGETT
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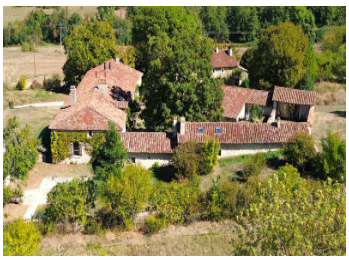
www.frenchestateagents.com

Ref: A44820PVA24 Price: 689 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (650 000 EUR without fees)

Beautiful property on 07 ha with two houses and a cottage ,outbuildings and courtyard.







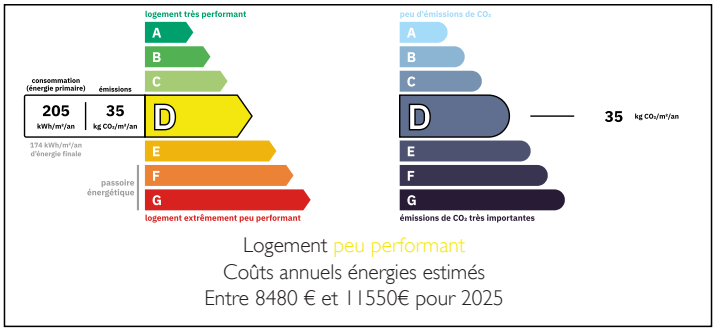








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 8480 € et 11550€ pour 2025

INFORMATION

Town:	Vallereuil
Department:	Dordogne
Bed:	11
Bath:	8
Floor:	660 m2
Plot Size:	70476 m2

IN BRIEF

Discover this authentic character property, ideal for a large family, a tourist project or a reception activity:
- Main house 460 m 2: 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 130m2: living room with open kitchen, a child's room, laundry toilet, 2 bedrooms upstairs, bathroom.
- Cottage 3 rooms 70m2 ready to accommodate guests.
- Numerous outbuildings: courtyard, workshops, sheds, and large barn—multiple development possibilities.
- Land: of 07 hectares of unspoilt nature offering

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.

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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 m²
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 wiev
multiple bathrooms and functional spaces

SECOND HOUSE – 130 m²
Ideal for guests, extended family or staff accommodation:
3 bedrooms
open-plan living area
independent facilities
adjoining barn, perfect for cars or storage