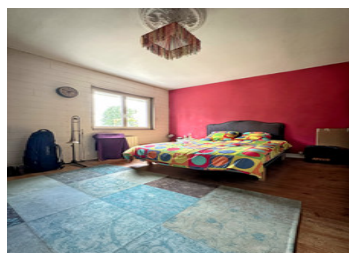
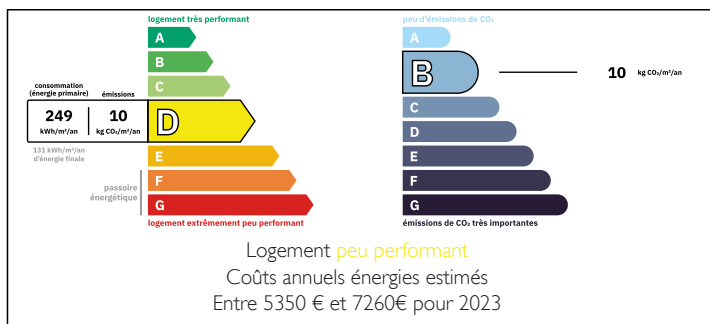


Stone property complex of 237 m with 2 independent dwellings and numerous outbuildings in the Dordogne



ENERGY - DPE



INFORMATION

Town:	Lamothe-Montravel
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	237 m2
Plot Size:	3707 m2

IN BRIEF

A STANDOUT PROPERTY – Stone property with two additional dwellings, outbuildings, and great potential in the Dordogne

Set in a peaceful, south-facing location with no overlooking neighbors, this beautiful property of character features a 128 m² stone house comprising a bright living room, a kitchen, three bedrooms, a study, a cellar, and an insulated attic. The property also includes two independent 3-room apartments—ideal for use as holiday cottages (gîtes), seasonal or long-term rentals, a professional workspace, or guest accommodation for family and friends. There are numerous outbuildings: barns measuring 114 m², 60 m², and 20 m², plus a barn/garage with a 140 m² footprint (280 m² total including the upper floor) that already has planning permission for conversion. Wooded grounds with countryside views.

Train station nearby.

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

CHARACTER PROPERTY – Stone property with outbuildings and significant potential in the Dordogne.

In the small village of Lamothe Montravel, in a secluded and peaceful setting, this rare stone property offers a remarkable balance of authenticity, spaciousness, and potential for appreciation.

Facing south, it benefits from constant sunlight and a natural setting overlooking the surrounding countryside. The nearby train station is a discreet yet valuable convenience, facilitating travel while preserving the tranquility of the location.

Main House – Charm and Functionality (128 m²)

The main house features a harmonious and bright layout:

- Beautiful and inviting living room
- Separate kitchen
- Ground-floor bedroom
- Shower room and separate WC
- Upstairs: two spacious bedrooms and an office

It also includes a dry cellar, ideal for storage or preservation.

Important note: the attic is not currently suitable for conversion, as it is fully insulated with blown fiberglass.

Two independent dwellings – autonomy and profitability

The property includes two completely independent two-bedroom apartments, each offering:

- Living room with kitchenette
- Two bedrooms
- Bathroom
- Separate WC

LOCAL TAXES

Taxe foncière: 1757 EUR

NOTES