LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45857CGI24 Price: 469 000 EUR

agency fees to be paid by the seller

House with a guest cottage, pool house, two workshops, and two tobacco drying sheds.







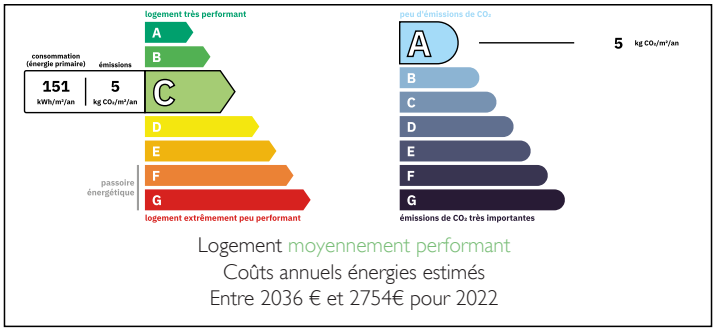








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2036 € et 2754€ pour 2022

INFORMATION

Town:	Saint-Agne
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	145 m2
Plot Size:	11457 m2

IN BRIEF

Located in a quiet area, this authentic stone building complex combines charm and comfort.
It consists of a main house of around 145 m² fully renovated, a 70 m² guesthouse, a large chlorine pool, a pool house with a bread oven, two workshops, and two tobacco drying barns.
The whole property is on a fenced plot of 11,457 m², equipped with a well.

The main house blends old-world charm with modern comfort, preserving original materials: exposed stone walls, old beams, and French-style ceilings. Very bright and facing south.

In a second building, there's a guest house of about 70 m².
Bread oven, opening onto the garden and its large 11 x 6 m pool, two old tobacco drying barns, two workshops, a chicken coop, and an enclosure with a shelter.

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:	**1400 EUR**

NOTES

DESCRIPTION

Located in a quiet and only 14 kilometers from the center of Bergerac, this authentic set of stone buildings combines charm and comfort. It consists of a main house of about 145 m2 completely renovated with care, a cottage of 70 m2, a large chlorine pool, a pool house equipped with a bread oven, two workshops and two tobacco dryers. The whole is located on a closed ground of 11 457 m 2, equipped with a well.

-The main house combines the charm of old with modern comfort, with original materials preserved: exposed stone walls, old beams and French ceilings.

Very bright and facing south, this house offers on the ground floor: an entrance hall, a beautiful equipped kitchen open to a large living room with lounge area and dining room, creating a warm and friendly atmosphere, an office space ideal for telecommuting, a large bedroom, an elegant bathroom with spa bath and shower, a separate toilet, a laundry room and access to a covered terrace.

Upstairs, a large landing/relaxation area serving two beautiful bedrooms, a bathroom, a separate toilet and a workspace.

Comfort side: central heating with heated floors, ecological and economical by geothermal energy, and PVC double glazed windows.

-In a second building, a guest house/ Cottage of about 70 m2 ideal for receiving family and friends or develop a tourist activity.

Bright and functional, this accommodation offers on the ground floor a large terrace partly covered, a kitchen open to the living room, a bathroom and separate...

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr