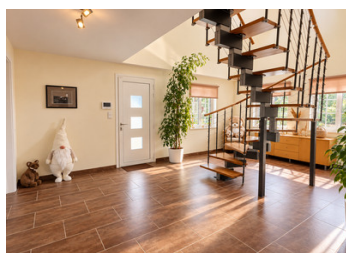
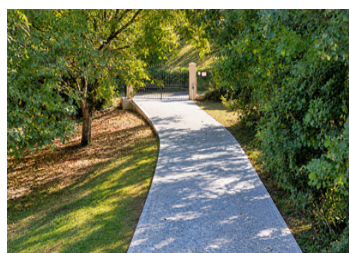
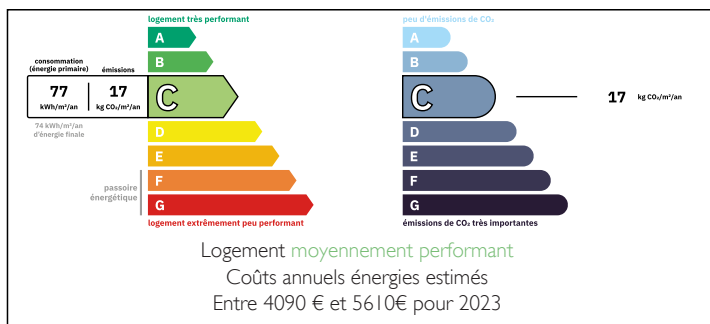


Private Country Estate with Second Residence, Pool & 1.9ha near Montignac-Lascaux

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Les Farges
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	531 m2
Plot Size:	19000 m2

IN BRIEF

Tucked away in 1.9 hectares of lawns, mature walnut trees and woodland, yet within easy reach of Montignac-Lascaux, this beautifully presented country estate offers space, privacy and remarkable flexibility in the heart of the Périgord Noir.

The substantial four-bedroom main residence is designed around generous, light-filled living spaces opening directly onto extensive terraces, a 10x5m saltwater pool and hot tub. Upstairs, two impressive bedroom suites include a principal suite with private balcony overlooking the pool and grounds.

Adjoining yet independently accessible, the second residence is a genuine home in its own right, with two large bedrooms, superb living spaces and direct access to the shared terraces and gardens. Two gated entrances, newly laid granite-cobbled drives and a large garage complete an exceptional family or multi-generational retreat.

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: 1673 EUR

NOTES

DESCRIPTION

Set privately within approximately 1.9 hectares of lawns, mature walnut trees and woodland, this beautifully presented country estate offers an exceptional combination of space, privacy and flexibility within easy reach of Montignac-Lascaux and the celebrated landscapes of the Périgord Noir.

With approximately 531m² of habitable space, the property comprises an impressive four-bedroom principal residence and an adjoining two-bedroom second home. Connected internally yet each capable of independent occupation, the arrangement is particularly well suited to extended family, guests or multi-generational living.

Two electric-gated entrances and newly completed granite-cobbled driveways create a suitably impressive arrival, while extensive terraces, a 10 x 5m saltwater swimming pool, hot tub and mature grounds provide the setting for a wonderfully relaxed indoor-outdoor lifestyle.

THE PRINCIPAL RESIDENCE

Extending to approximately 376.8m², the principal house has been designed around generous proportions, abundant natural light and an easy connection with its gardens and terraces.

GROUND FLOOR

The 27m² entrance hall immediately establishes the scale of the property, with a striking open staircase rising through a light-filled central stairwell. A 15m² office sits conveniently to one side.

Beyond, the superb 65.5m² living room provides an impressive yet comfortable setting for both everyday family life and large-scale entertaining. Distinct sitting areas are gathered around a freestanding wood burner, while a succession of French doors opens the room almost entirely towards the extensive covered poolside terrace.

This is one of the great strengths of the house: despite its considerable size, the principal living spaces never feel disconnected from the outside.