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Ref: A45868TYS24 Price: 1 382 978 EUR

agency fees to be paid by the seller

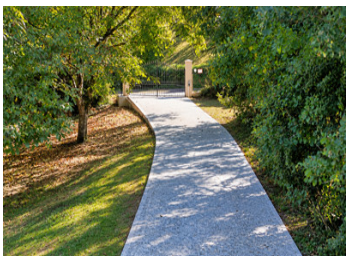
Private Country Estate with Second Residence, Pool & 1.9ha near Montignac-Lascaux

EXCLUSIVE







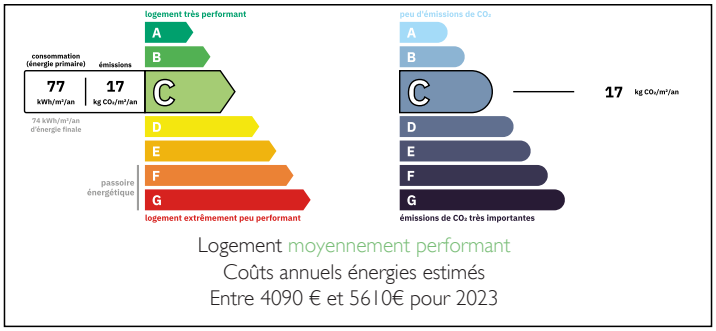








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 4090 € et 5610€ pour 2023

INFORMATION

Town:	Les Farges
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	565 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 4/5-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

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

THE PRINCIPAL RESIDENCE

Extending to approximately 565m², 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/bedroom 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.

Running alongside is the 56m² kitchen and dining room, centred around a substantial island and complemented by extensive fitted cabinetry and a 5m² walk-in pantry. At the dining end, glazed doors open onto a second covered terrace overlooking the gardens – perfect for long lunches, summer dinners or simply morning coffee outside.

The two terraces offer distinct outdoor living spaces: one focused around the pool, hot tub and entertaining areas, the other opening naturally from the kitchen towards the lawns and gardens.

Also on the ground floor are a utility/laundry area and a generous shower room with WC, thoughtfully positioned close to the pool terrace – a small but particularly practical detail for summer living.

FIRST FLOOR

The sense of space continues upstairs,...