LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46237DFA24 Price: 469 900 EUR

agency fees included: 4 % TTC to be paid by the buyer (450 000 EUR without fees)

# Dordogne - Périgord - Douville - Magnificent stone house with a guesthouse and a pool.









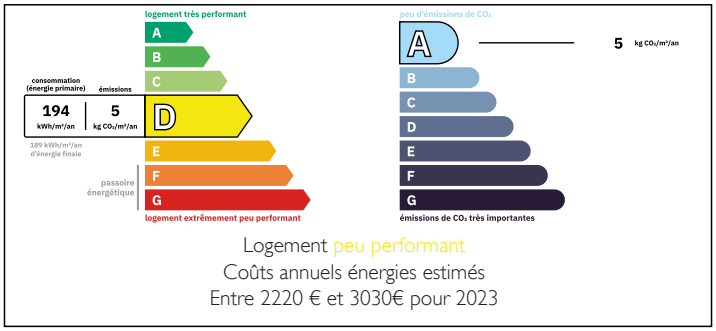








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2220 € et 3030€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Douville |
| Department: | Dordogne |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 340 m2 |
| Plot Size: | 5298 m2 |

## IN BRIEF

Dordogne - Périgord - Douville - Magnificent stone house with guesthouse and pool

Enjoy unobstructed views of the surrounding countryside, offering a peaceful and idyllic living environment.

Highlights of this property:
- The guesthouse is fully equipped and furnished, ready for immediate use, offering the opportunity to operate a seasonal rental business
- Elevated location offering a superb panoramic view of the Périgord countryside
- Quietly located on a cul-de-sac
- Old-world charm with exposed stone and beams
- Beautiful living room
- Fully equipped kitchen
- 5x10 saltwater pool with reinforced liner (2021)
- Roof on the guesthouse redone in 2022
- Pellet stove

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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## NOTES

## DESCRIPTION

Dordogne - Douville - Magnificent property comprising:
- 1 main house on 3 levels featuring:
- Garden level: 1 entryway, 1 fully equipped kitchen, 1 living room, 1 dining room, 2 bedrooms (1 with a shower room/toilet and walk-in closet), 1 toilet, 1 shower room, and 1 terrace.
- First floor: 2 bedrooms, 1 office, 1 bathroom, 1 landing, and 1 toilet
- Basement: 1 laundry room, 1 cellar, 1 workshop, and storage areas
- 1 guesthouse comprising: 1 entryway, 2 bedrooms, 1 shower room, 1 toilet, 1 fully equipped kitchen/dining room, 1 pantry/laundry room, 1 living room, 1 sunroom, and 1 terrace.
- 1 swimming pool and its equipment room

Enjoy unobstructed views of the surrounding countryside, offering a peaceful and privileged living environment.

Highlights of this property:
- The guesthouse is fully equipped and furnished, ready for immediate use, offering the opportunity to operate a seasonal rental business
- Elevated location offering a superb panoramic view of the Périgord countryside
- Quietly situated on a cul-de-sac
- Old-world charm with exposed stone walls and beams
- Beautiful living area

Located:
- 21 minutes from Bergerac Airport
- 36 minutes from Périgueux
- 15 minutes from Vergt
- Fully equipped kitchen
- 5x10 saltwater pool with reinforced liner (2021)
- Gîte roof redone in 2014
- Pellet stove (2023)
- 5,000-liter septic tank meeting current standards

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Information about risks to which this property is