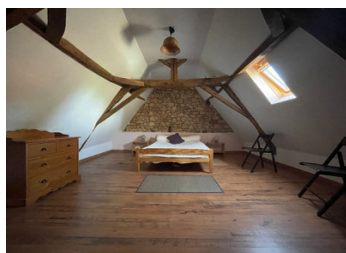


Main house with a guesthouse, dovecote, large land, and pool



INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	266 m2
Plot Size:	40000 m2

IN BRIEF

Set of 3 stone buildings, consisting of 2 homes and a tobacco drying barn, nestled on 4 hectares of meadow.

This property has a swimming pool and a dovecote and is surrounded by many century-old trees, offering a peaceful and harmonious atmosphere.

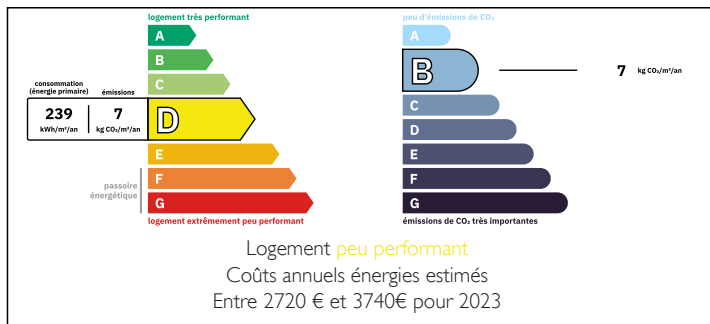
The main house is all on one level and includes a kitchen, a pantry/laundry room, a bright living room, two bedrooms, a bathroom with a separate toilet, a large office, an adjoining room, and another bathroom with toilet.

The secondary house consists of a kitchen, a living room, a spacious bedroom, and a bathroom with a toilet. Upstairs, there are 2 large bedrooms and a bathroom with a toilet.

An old tobacco drying barn has been converted into a workshop, double garage, and a room with shower and toilet.

A pool...

ENERGY - DPE



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.



NOTES

DESCRIPTION

Discover this magnificent set of three stone buildings, consisting of two houses and a tobacco dryer, the oldest construction dates back to 1796. Nestled on a vast plot of 4 hectares of meadow, this property with its large pool and loft is surrounded by many old trees, offering a peaceful and harmonious atmosphere.

Located between Bergerac and Sarlat-La-Canéda, the property is on the heights, near the center of the medieval bastide of Lalinde. As the capital of the canton, Lalinde offers all the amenities of a big city, while preserving the authenticity of a typical village in the Southwest.

Property Description:

-Main House.

The main house, on one level and with an area of 135 m², is distinguished by its kitchen with a pantry/laundry room, which opens onto a bright living room, two bedrooms, a bathroom with a separate toilet. It also includes a large office, an adjoining room, a bathroom with WC, perfect for remote work or the development of personal projects.

Outside, a terrace and a swimming pool secured with chlorine, measuring 10.5 m x 5.5 m, including a children's paddling pool with overflow. The pool is surrounded by a large tiled beach, ideal for enjoying sunny days. Note that the liner was replaced in 2025, ensuring increased durability and that the roof of this house was completely redone in 2011.

-Secondary House.

The secondary house, with a surface area of 131 m², is spread over two levels. On the ground floor, it has a kitchen dining...