LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47488AT33 Price: 450 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (424 530 EUR without fees)

Near Pessac-sur-Dordogne – 6-bed stone home with heated pool and direct Dordogne river access







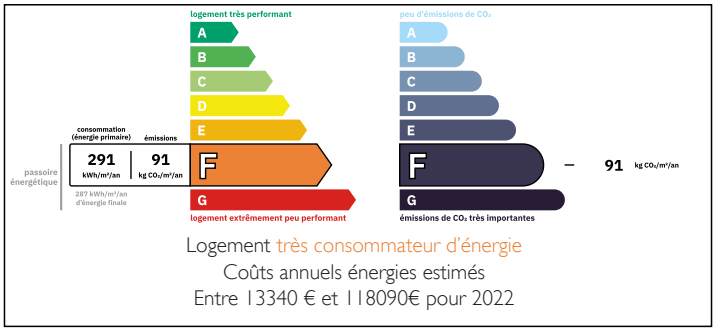








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 13340 € et 118090€ pour 2022

INFORMATION

Town:	Juillac
Department:	Gironde
Bed:	6
Bath:	3
Floor:	370 m2
Plot Size:	5350 m2

IN BRIEF

Near Pessac-sur-Dordogne, this substantial six-bedroom stone house combines character, generous family accommodation and direct access to the Dordogne. Set within mature gardens that descend to the river, the property has a stone pontoon/slipway for launching a small boat or paddleboard, together with a heated 10 x 5 m swimming pool, covered dining terrace and attached garage. Inside, the standout feature is the impressive double-height living room with exposed beams and a monumental stone fireplace, complemented by a spacious country kitchen and flexible accommodation including a ground-floor en-suite bedroom, further bedrooms, mezzanine areas and useful lower-ground rooms. Successfully let by the current owner as holiday accommodation, it also offers attractive rental-income potential. A distinctive family home or income property, well placed for Saint-Émilion, Bordeaux and the vineyards of Bordeaux and the Dordogne valley.

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.

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47488AT33 Price: 450 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (424 530 EUR without fees)







NOTES

DESCRIPTION

Near Pessac-sur-Dordogne, this substantial stone property offers generous accommodation, strong character and a distinctive lifestyle setting, with mature gardens extending down to direct frontage on the Dordogne.

At the heart of the house is an impressive double-height living room with exposed stone, substantial beams and a monumental fireplace. A spacious country kitchen and separate dining room complement the main reception space, while a covered terrace provides an attractive setting for outdoor dining overlooking the gardens.

The flexible accommodation includes six bedrooms arranged over three levels. A ground-floor bedroom with en-suite bathroom is ideal for guests or single-level living. Upstairs are four further bedrooms, two open mezzanine/gallery areas beneath the exposed roof structure and family bathroom facilities. The lower-ground level provides an additional bedroom, games room, laundry, boiler room and useful storage.

Outside, a heated 10 x 5 m swimming pool provides a focal point for summer living. The established gardens descend towards the Dordogne, where steps lead to a stone pontoon/slipway offering direct river access for fishing, a small boat or paddleboard. There is also an attached garage and further storage.

The current owner has successfully offered the property as a holiday rental, giving buyers the option of continuing an established rental activity and offering attractive rental-income potential.

Situated in the Gironde, the property is well placed for the markets, bastide villages and vineyards of Bordeaux and the Dordogne valley. Saint-Émilion is around 37 minutes away and Bordeaux approximately one hour.

Information about risks to which this property is