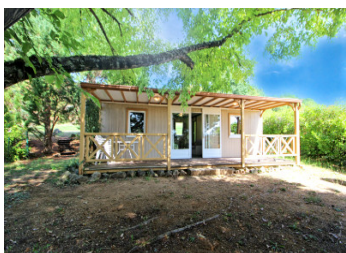
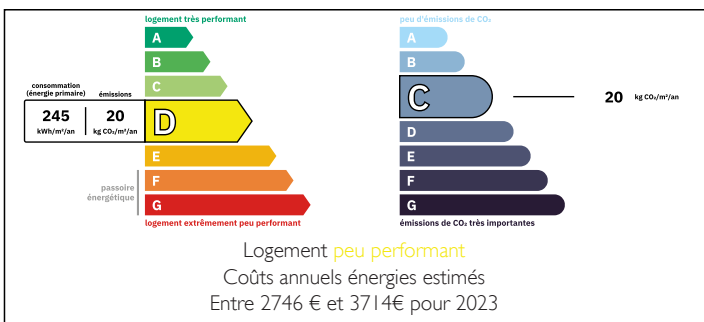


House with barn and shed, a second house, a rental cabin, and a swimming pool



ENERGY - DPE



INFORMATION

Town:	Siorac-en-Périgord
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	280 m2
Plot Size:	40000 m2

IN BRIEF

Beautiful stone property with a private access road and commanding/panoramic views over the countryside.

The site includes a main house, a second house, a rental chalet, and numerous outbuildings/sheds, as well as a swimming pool.

This whole estate sits on a large plot of land (+/-3 hectares), and it might be possible to negotiate more if needed.

Amenities and a golf course are nearby.

The main house consists of a kitchen, a living room with a fireplace, a conservatory, a dining room, 5 bedrooms, and two bathrooms. The adjoining barn offers many possibilities: storage, living space, event hall, etc.

The second house includes a living/dining room, a kitchen, two bedrooms, and a bathroom.

A chalet equipped with a covered wooden terrace and 2 bedrooms offers additional rental income.

The swimming pool (12 x 6 m) has a stunning...

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: 1255 EUR

Taxe habitation: 456 EUR

NOTES

DESCRIPTION

Beautiful stone property with a private access road and panoramic views of the countryside. The estate consists of a main house, a second house, a rental chalet, and numerous outbuildings/sheds, as well as a swimming pool. This whole property is set on a large plot of land (+/- 3 hectares), and it would be possible to negotiate more if needed. Amenities and a golf course are nearby.

Main house consists of:

Ground floor: veranda (20m²), living room with wood stove (25m²), dining room (24m²), equipped kitchen (15m²), hallway with stairs, bathroom with bathtub-WC-sink (5.5m²), bedroom (23m²)

First floor: 4 bedrooms (9-9-12-12m²), hallway (9m²), and a bathroom (4m²)

Central gas heating, recent electric radiators and wood stove, double glazing, and septic tank. Two sheds (33-70m²), barn with storage/workshop/laundry space (70+76m²)

Detached building (20m²)

Fenced chlorine pool (12x6) with sunbathing area

Secondary house consisting of:

Equipped kitchen (15m²), dining/living room (29m²), hallway (9m²), bathroom with shower and sink (5.5m²), separate toilet (1m²), 2 bedrooms (11-16m²)

Electric heating and wood stove, single-glazed windows and septic tank, barbecue

Chalet consisting of:

Living area with equipped kitchen (12.5m²), 2 bedrooms (7-9m²), separate toilet (1m²), and shower room with shower and sink (3m²), barbecue
Electric heating, single-glazed windows, and septic tank

Irrigation system on site

Cosmetic renovations needed throughout

Attractive rental income (chalet and gîte)

Siorac and amenities 1,6km