LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48612ANS47 Price: 445 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (420 000 EUR without fees)

Beautiful stone house in the Périgord style, currently undergoing renovation.















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Douzains
Department:	Lot-et-Garonne
Bed:	5
Bath:	1
Floor:	220 m2
Plot Size:	4912 m2

IN BRIEF

A beautiful, charming stone residence set in a lush, green environment, currently undergoing a complete renovation with completion scheduled for early 2027.

Key aesthetic features include exposed beams throughout, an impressive roof framework, comfortable living spaces, light-filled rooms, and an original conservatory.

The property offers generous proportions; the ground floor comprises a large living area with an open-plan kitchen, two bedrooms (one of which could serve as a master suite), a shower room, and a separate WC.

The upper level offers highly flexible space, with the potential to create three bedrooms, a shower room (or even a full bathroom), and a WC.

The house is situated on a plot of approximately 4,900 m²—featuring mature trees and a small dovecote—with ample space for the addition of a swimming pool.

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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LOCAL TAXES

Taxe foncière:	**652 EUR**

NOTES

DESCRIPTION

Located in the vibrant commune of Douzains, the property is just ten minutes away from the amenities of Castillonnès, which include a shopping center, a Tuesday morning market, a cinema, restaurants, doctors, a pharmacy, hair salons, an optician, a variety of shops, active local associations, and more.
Technical details:
---Septic tank
---Heating system planned: Heat pump (PAC)
---Double glazing
---Grounds suitable for a swimming pool
---Reasonable property tax
The village of Douzains is situated at the crossroads of the region's main *bastides* (historic fortified towns)—namely Castillonnès, Villeréal, Monflanquin, Eymet, and Issigeac.
Bergerac Airport is a 30-minute drive away.
Furthermore, should you wish to complete the renovation of this *périgourdine* (traditional Périgord-style home) according to your own personal taste and interior design vision, that is entirely possible—there is room for negotiation. Undertaking such a project offers the chance to start with a near-blank canvas; it is a fantastic opportunity for those who love historic stone architecture and authentic character.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr