LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48856SAG24 Price: 505 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (476 416 EUR without fees)

Charming Dordogne Farmhouse with Gîte, Pool, Stables, Lake & 5.5 Hectares















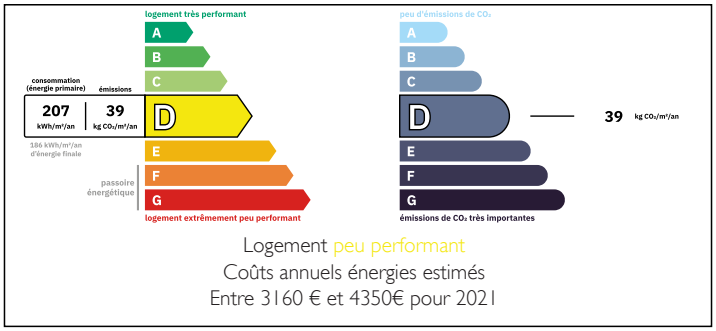
INFORMATION

Town:	Saint-Rémy
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	210 m2
Plot Size:	55734 m2

IN BRIEF

Set in a peaceful countryside location just 10 minutes from Montpon-Ménestérol, this charming farmhouse offers generous accommodation, an adjoining two-bedroom gîte, a swimming pool and excellent equestrian potential. Surrounded by 5.5 hectares of fenced meadows and woodland, the property also benefits from three stable-block compartments, a lake, a well and a triple garage. With spacious reception rooms, wood-burning stoves and private terraces, this versatile country estate is ideal as a family home, equestrian property or holiday rental investment.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3160 € et 4350€ pour 2021

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:	**1160 EUR**

NOTES

DESCRIPTION

Nestled at the edge of a small, peaceful hamlet in the Dordogne countryside, this charming farmhouse offers an exceptional opportunity to enjoy rural living while remaining within easy reach of shops, schools and transport links. Set within approximately 5.5 hectares of fenced meadows and woodland, the property combines spacious family accommodation, an independent holiday gîte, a swimming pool and excellent facilities for horses or other livestock.

The main farmhouse offers generous, character-filled living spaces, including a welcoming 38.76 m² lounge and an impressive 31.92 m² dining room, both featuring wood-burning stoves that create a warm and inviting atmosphere. The fully equipped kitchen (18.24 m²) provides ample space for preparing family meals and entertaining guests.

The ground floor also includes a versatile 18.13 m² room, ideal as a fifth bedroom, home office or additional guest accommodation. Two shower rooms with WCs (5.76 m² each) and two practical utility rooms (3.78 m² and 5.29 m²) complete this level, offering flexibility for everyday family life.

Upstairs, four bedrooms provide comfortable accommodation, with two particularly spacious rooms measuring 28.05 m² and 30.60 m², alongside two further bedrooms of 14.62 m² and 10.85 m². A bathroom (4.08 m²) and an additional shower room (6.76 m²) serve the first floor.

Adjoining the farmhouse is a self-contained two-bedroom gîte, offering approximately 35.84 m² of accommodation, with its own separate entrance and private terrace of 35.15 m². This attractive addition offers excellent potential for holiday rentals, visiting family and friends or independent guest accommodation.

Outside, the property is equally appealing. The main house benefits from its own terrace of...