NO EXPENSE SPARED ON THIS EXQUISITE, HISTORIC PROPERTY CIRCA 1640, WITH INFINITY POOL, SITUATED HIGH ABOVE THE DORDOGNE RIVER, IN A WORLD OF ITS OWN
DESCRIPTION

This stone ensemble of three luxurious buildings enjoys a privileged, secluded position and outstanding facilities: with 18 rooms, gymnasium, heated 6m x 13m infinity pool, a mixture of landscaped gardens, orchard and forest with private river access and sweeping views.

PROPERTY FACT FILE

REFERENCE 97633TPK24
PRICE POA *agency fees to be paid by the seller
BEDROOM 9
BATHROOM 7
ACCOMODATION 460 m²
LAND 18031 m²
TOWN
DEPARTMENT Dordogne
LOCATION 0-2KM to amenities
TYPE Country House, Family Home, Holiday Home
CONDITION Excellent condition, ,
FEATURES Character property, Detached, Double glazing
*Price based on current exchange rate which is subject to change
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PRINCIPAL HOUSE (260m2) ...

GROUND FLOOR

Entry (11m2)

Fully fitted Kitchen (28m2) with marble benchtops, double freestanding gas cooker, wooden floors, and panoramic glass dining area with river views, external access to covered porch. Living room (48m2) with wooden floors, stone walls, exposed beams, river views, large open fireplace and powder room (4m2).

Snug (22m2) with wooden floors and exposed beams. Bedroom (12m2) with ensuite bathroom (4m2).

FIRST FLOOR ...

Landing (14m2) with wooden floors and seating area. Bedroom (23m2) with wooden floors, exposed beams, river views. Hallway (4m2) with wooden floors, fully tiled shower room, WC. Bedroom (10m2) with wooden floors, exposed beams and garden views. Private hallway (6m2) to bedroom (16m2) with exposed beams, carpet, river views, private bathroom (9m2) with wooden floors, exposed beams, raked ceiling, corner bath, walk-in shower, double vanity, heated towel rail, WC.

LOWER GROUND FLOOR ...

2 x offices (14m2, 10m2) with independent entrances, laundry (23m2), boiler room (28m2) with 2 hot water services and oil central heating unit. 3 x cellars (22m2, 16m2)

CONVERTED STONE BARN (140m2)

GROUND FLOOR ...

Living room (30m2) with stone floors, landscape electric fireplace, feature stone walls, double glass doors to garden and panoramic window. Fully fitted kitchen / dining room (44m2) with laminate flooring, exposed stone walls, cathedral ceilings, exposed beams, skylights, air conditioning, marble benchtops, glass cooktop.

Bedroom (14m2) with laminate flooring, exposed stone walls, fully tiled ensuite (5m2) with large walk-in shower. WC. Bedroom (9m2) with carpet, exposed stone walls, fully tiled ensuite (7m2) with large walk-in shower, WC, double basins, heated towel rail

2 X Mezzanine bedrooms (6m2, 5m2) with raked ceilings, exposed beams and laminate flooring. Lower level Gymnasium (20m2) and garage (63m2).

POOLSIDE GUEST STUDIO (60m2) ...

Kitchen fully fitted with island sink, marble benchtops, integrated oven, gas and induction cooktops, cathedral ceiling, feature stone wall, exposed beams, stone floors, woodburning stove and access to covered terrace (36m2) with outdoor fireplace. Living room / bedroom with stone floors, cathedral ceiling, exposed beams, glass sliding doors to patio. Shower room fully tiled with double stone basins, Italian shower, WC

EXTERIOR ...

Private gated access from a country lane to this exceptional property with well-spaced buildings, landscaped grounds, a stream and freeform infinity pool. Stunning sunsets over the river plus an access path to a private river beach and abundant birdife are constant reminders of this unique Dordogne location. Grounds 18031m2.

LOCATION ...

Distance to Sarlat : 25 kms

ALL MEASUREMENTS ARE APPROXIMATE.

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**ENERGY-DPE**

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<thead>
<tr>
<th>Bâtiment économe</th>
<th>Faible émission de GES</th>
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<tbody>
<tr>
<td>≤ 50</td>
<td>≤ 5</td>
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<tr>
<td>51 à 90</td>
<td>6 à 10</td>
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<td>91 à 150</td>
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<td>231 à 330</td>
<td>36 à 55</td>
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**Bâtiment énergivore**

**Forte émission de GES**

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