



## ESTATE WITH SEVERAL HOUSES



## PROPERTY FACT FILE

REFERENCE	A29484CGI24
PRICE	€ 843,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (800 000 EUR hors honoraires)
BEDROOM	12
BATHROOM	6
ACCOMMODATION	430 m <sup>2</sup>
LAND	85000 m <sup>2</sup>
TOWN	Campsegret
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake

\*Price based on current exchange rate which is subject to change



- Close to shops
- Ideal for horse-breeding-culture activities
- Without work and peaceful
- Rented houses - established income
- Possibility of gîtes - existing structure

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Stone Estate with Ponds and Outbuildings – 15 Minutes from Bergerac

Just 15 minutes from Bergerac and its airport, this characterful stone estate offers a rare living environment in the heart of the Périgord

## DESCRIPTION

There are properties you visit... and others you feel. This stone estate, nestled in the heart of the Périgord countryside, clearly belongs to the latter category.

Just 15 minutes from Bergerac and its airport, this rare property spans approximately 8.5 hectares of meadows and woods, dotted with two spring-fed ponds, offering a peaceful, unspoiled, and profoundly authentic living environment.

Here, everything is designed to combine privacy, hospitality, and a heritage project, without ever sacrificing tranquility or privacy.

The main house, warm and bright, offers spacious living areas, an authentic atmosphere thanks to the stone walls and fireplace, and several bedrooms, allowing you to comfortably host family and friends.

An independent gîte is ideal for rental income or for accommodating relatives and guests without encroaching on the private space.

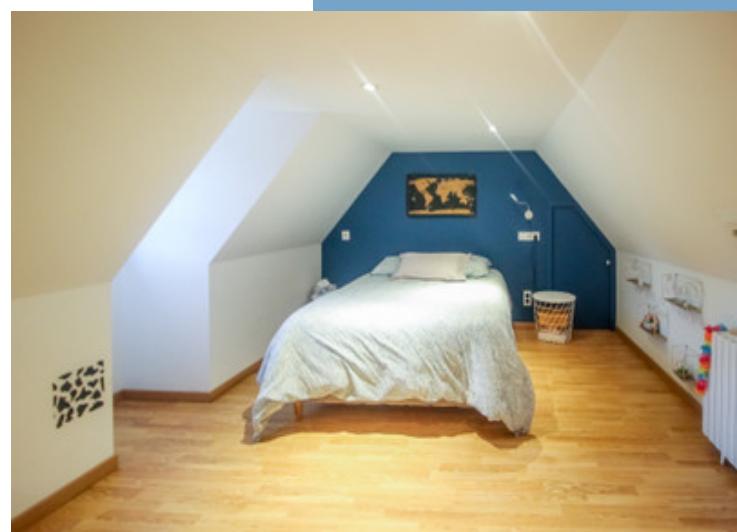
A converted barn, housing a workshop, garage, studio and summer kitchen, opening onto a heated swimming pool (10 x 5 m) and its terraces, a true living space in the summer.

Two independent houses currently rented year-round, generating immediate and reliable income.

An additional building awaits renovation, offering further development potential depending on your plans.

In total, nearly 430 m<sup>2</sup> of living space, intelligently distributed across several buildings, allowing for great flexibility in its use.

The contiguous plot alternates between meadows, woods, and ponds, creating an atmosphere conducive to relaxation,...



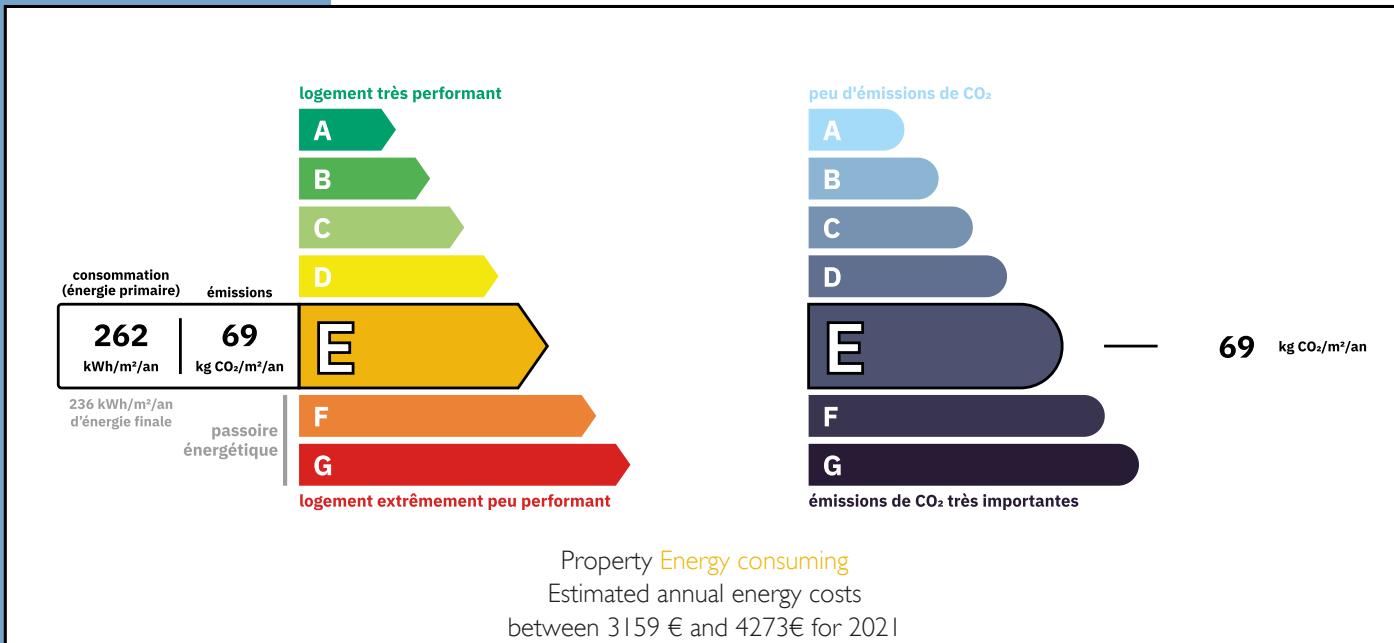
More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A29484CGI24>

COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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AND PHOTOS  
ON REQUEST

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