

ESTATE WITH SEVERAL HOUSES

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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 m²
LAND	85000 m²
TOWN	Campsegret
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Lake

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





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- Close to shops
- Ideal for horse-breeding-culture activities
- Without work and peacfull
- 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.

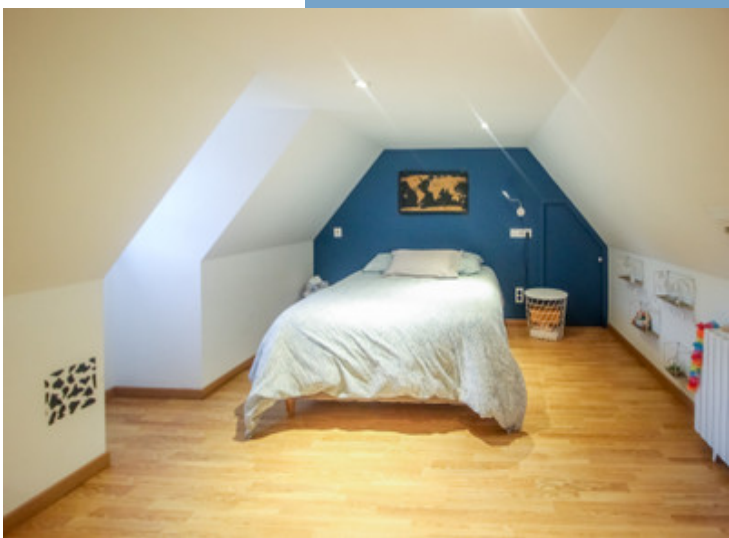
A converted barn, housing a workshop, garage, studio and summer kitchen, opening onto a heated swimming pool (10 × 5 m) and its terraces, a true living space in the summer.

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 m² 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://leggettprestige.com/luxury-property-for-sale/view/A29484CGI24

COMPLETE FILE AND PHOTO ON REQUEST

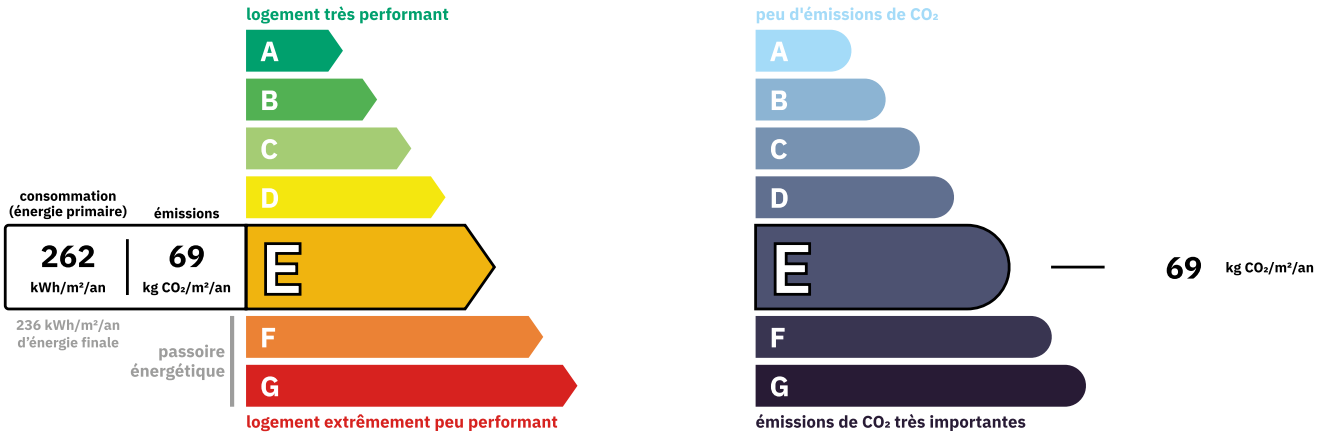
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 3159 € and 4273€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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FILE COMPLETE AND PHOTOS ON REQUEST

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