



CHARMING MAISON DE MAÎTRE WITH GÎTES ON THE BANKS OF THE DORDOGNE RIVER

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DORDOGNE RIVER...



PROPERTY FACT FILE

REFERENCE	A29547PHV24
PRICE	€ 1,795,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (1 735 000 EUR hors honoraires)
BEDROOM	19
BATHROOM	13
ACCOMMODATION	800 m ²
LAND	25000 m ²
TOWN	Lalinde
DEPARTMENT	
LOCATION	Resort property
TYPE	Gîtes, Country House, Gite
CONDITION	
FEATURES	Swimming Pool, River Frontage, High speed internet

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



- 400 m on the riverbank (private)
- at walking distance of all amenities
- well managed and generates a nice income
- only 20 minutes from Bergerac airport
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Discover the perfect blend of elegance and tranquility with this stunning Maison de Maître, beautifully situated on the banks of the picturesque Dordogne River in the delightful village of Lalande. With its charming restaurants, local shops, and supermarkets just a stone's throw away, this property offers the ideal setting for both relaxation

DESCRIPTIF

Spacious and Versatile Living Accommodations

The Maison de Maître showcases a variety of living options suitable for families or as a lucrative rental investment.

Ground Floor:

- An inviting apartment (approximately 80m²) featuring a cozy 30m² living room with a charming fireplace, perfect for gathering with loved ones.
- A well-equipped kitchen that caters to all your culinary needs.
- A comfortable bedroom, along with a separate toilet and shower room for convenience.
- An additional bedroom with its own access and shower room, ideal for guests or extended family.
- Ample storage space, including a wine cellar and various storage rooms, ensuring everything you need is easily accessible.

First Floor:

- A spacious apartment complete with a functional kitchen and a bright living area.
- Two generously sized bedrooms, each with its own bathroom, providing privacy and comfort for all occupants.
- A lovely terrace that offers stunning views of the river and surrounding parkland, perfect for enjoying your morning coffee or evening sunsets.
- An elegant office and reception area, perfect for hosting guests or managing rentals, opening onto a charming entrance hall and balcony with picturesque river views.

Second Floor:

- Four ensuite bedrooms, providing a luxurious retreat for family and friends.

Third Floor:

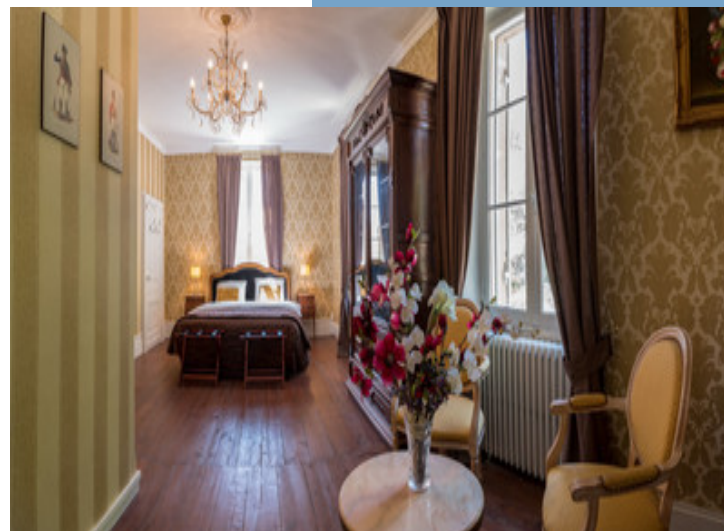
- Ascend the beautiful stairway to discover a professional kitchen, ideal for catering or personal use, along with a terrace boasting breathtaking views of the Dordogne.

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29547PHV24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

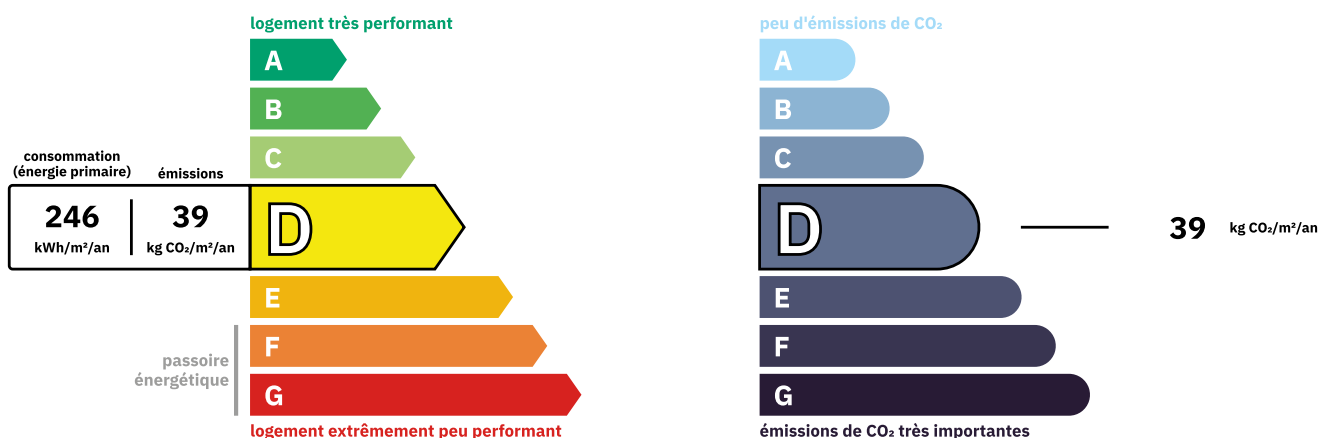
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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



NOTICE

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CONTACT

Réf : A29547PHV24
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr