

BLACK PERIGORD : 2 STONE HOUSES EACH WITH THEIR OWN POOL AND 8 HA OF ADJOINING LAND AND FOREST

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PROPERTY FACT FILE

REFERENCE	A30806PHV24
PRICE	€ 950,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (904 762 EUR hors honoraires)
BEDROOM	8
BATHROOM	5
ACCOMMODATION	330 m²
LAND	79595 m²
TOWN	Rouffignac-Saint-Cernin-de-Reilhac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Close to village with commodities
- Unobstructed view
- decorated with great taste
- Renovated in 2000 by Dutch architect
-

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In the heart of the Black Périgord, near a lively village with all amenities, this exceptional estate offers peace, privacy and far-reaching views. A rare opportunity: two fully independent homes, each with its own swimming pool and garden—ideal for family living, hosting guests or rental income.

DESCRIPTION

Main house total 163m2
- kitchen 30
- Master bedroom 21
- Office 13
- Living 34
- Bathroom 9 & 6
- Bedroom 14
- Palier 20

Second house total 109m2
- living, open ktichen and dining 56
- master bedroom 19 and bathroom 7
- 2 bedrooms 10 & 10
- Bathroom 6

Barn 75 + 48
Little house + stables 80
Atelier 36
Sauna + sanitair 56
Swimming pool main house 13 x 5
Swimming pool sec house 10 x4

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A30806PHV24

COMPLETE FILE AND PHOTO ON REQUEST

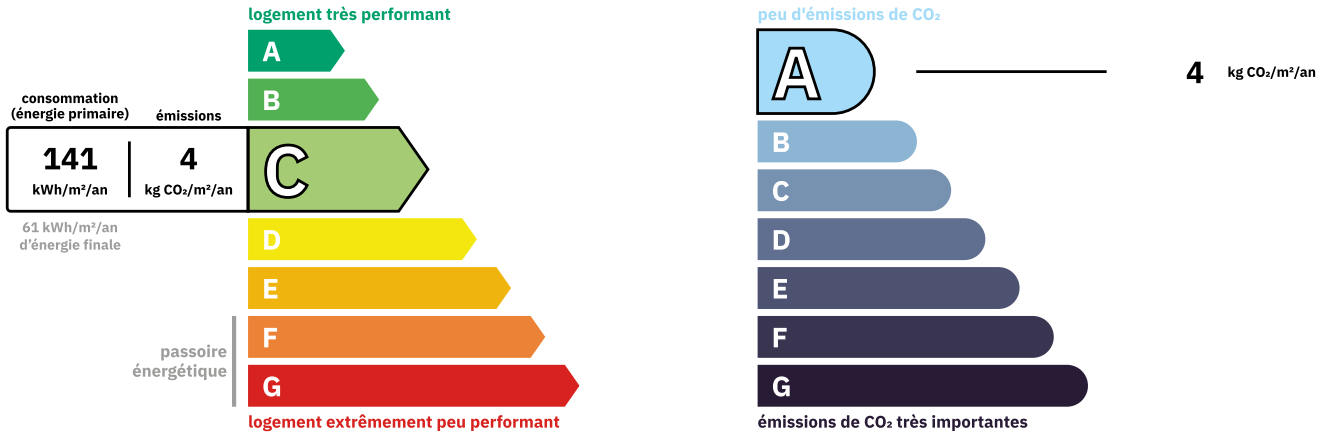
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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1830 € and 2530€ 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.

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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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