



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	€ 995,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (947 619 EUR hors honoraires)
BEDROOM	8
BATHROOM	5
ACCOMMODATION	330 m <sup>2</sup>
LAND	79595 m <sup>2</sup>
TOWN	Rouffignac-Saint-Cemin-de-Reilhac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- 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 163m<sup>2</sup>

- kitchen 30
- Master bedroom 21
- Office 13
- Living 34
- Bathroom 9 & 6
- Bedroom 14
- Palier 20

Second house total 109m<sup>2</sup>

- living, open kitchen 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 x 4

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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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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30806PHV24>

COMPLETE FILE AND PHOTO ON REQUEST



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

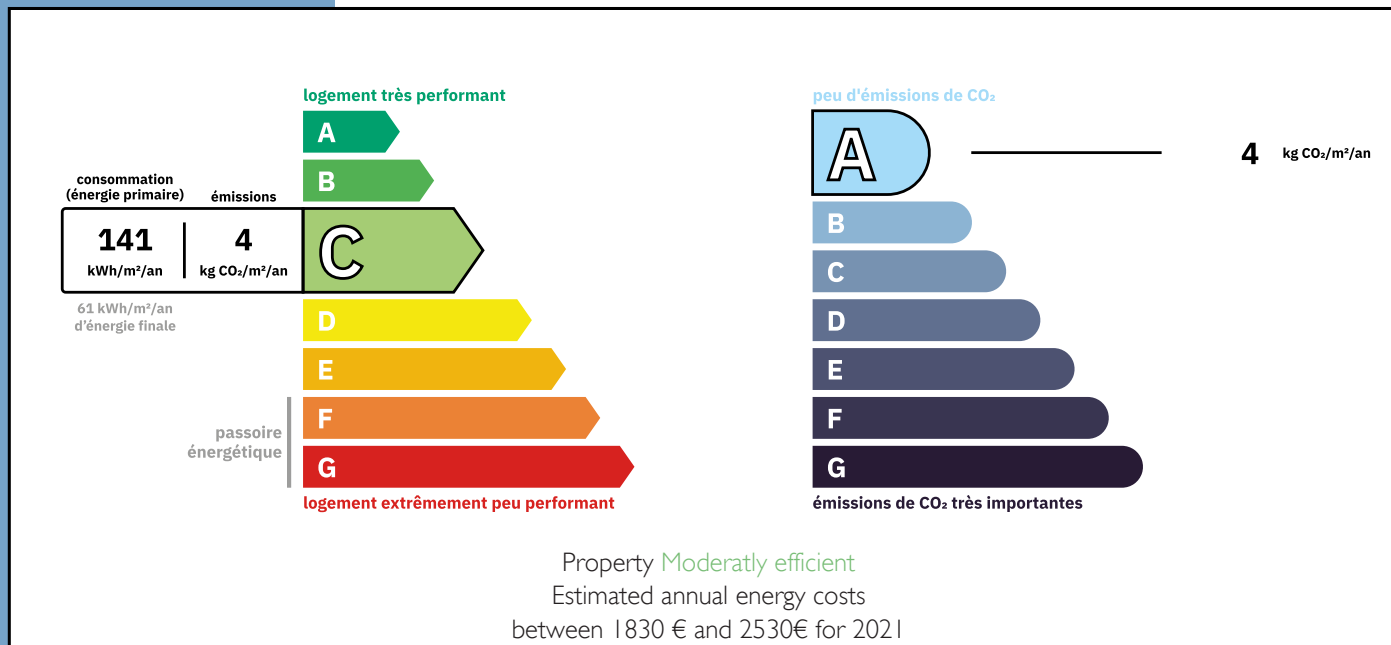
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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A30806PHV24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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