



BEAUTIFUL PROPERTY WITH GÎTE AND BARN  
(POTTERY BAKERY AND MAN CAVE) IN THE  
HEART OF THE PÉRIGORD NOIR

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## PROPERTY FACT FILE

REFERENCE	A36224PHV24
PRICE	€ 787,500 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	7
ACCOMMODATION	359 m <sup>2</sup>
LAND	31000 m <sup>2</sup>
TOWN	Rouffignac-Saint-Cernin-de-Reilhac
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking

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



- Quiet and private
- Only 5 min drive to amenities
- Income generating property
- tastefully and solidly renovated stone house
- Nice hobby-rooms in the barn in the barn

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Discover the enchanting charm of this extensively renovated farmstead, nestled amidst the breathtaking rolling countryside of the Dordogne. Built from the region's signature honey-coloured limestone, this property is a true gem that embodies the essence of rural elegance.

## DESCRIPTION

### Main House Features

The main residence boasts four spacious bedrooms, each featuring an ensuite bathroom for ultimate comfort and privacy. The open kitchen invites creativity and connection, while the cozy living area serves as the heart of the home. Step outside to enjoy the beautiful terraces that offer stunning views of the lush countryside, making it an ideal spot for relaxation and entertaining.

### Gîte for Guests or Investment

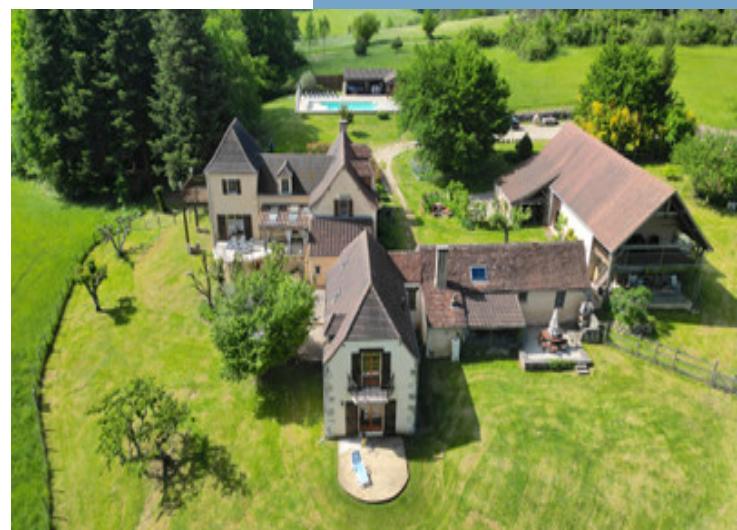
In addition to the main house, this property includes a charming gîte (renovated) with five bedrooms and three bathrooms. The open living space, complete with an inviting kitchen and covered porch, provides a perfect setting for guests or can serve as a lucrative rental opportunity.

The views from the porch are simply breathtaking, making it a delightful space to unwind.

The outdoor area is a true highlight, featuring a large 12m x 6m heated swimming pool, complete with wide Roman steps for easy access. This inviting pool is perfect for relaxing on warm summer days or hosting poolside gatherings.

Additionally, you'll find a substantial pantiled abri (shelter) within a generous 250m<sup>2</sup> area, fitted out with a summer kitchen that boasts hot and cold running water, making meal preparation a breeze. A top-of-the-line Weber gas BBQ with a side burner can handle meals for a small army, while a large modern fridge ensures ample food storage and chilling of refreshing drinks.

The entire swimming pool area is completely enclosed by a norm-compliant securi...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A36224PHV24>

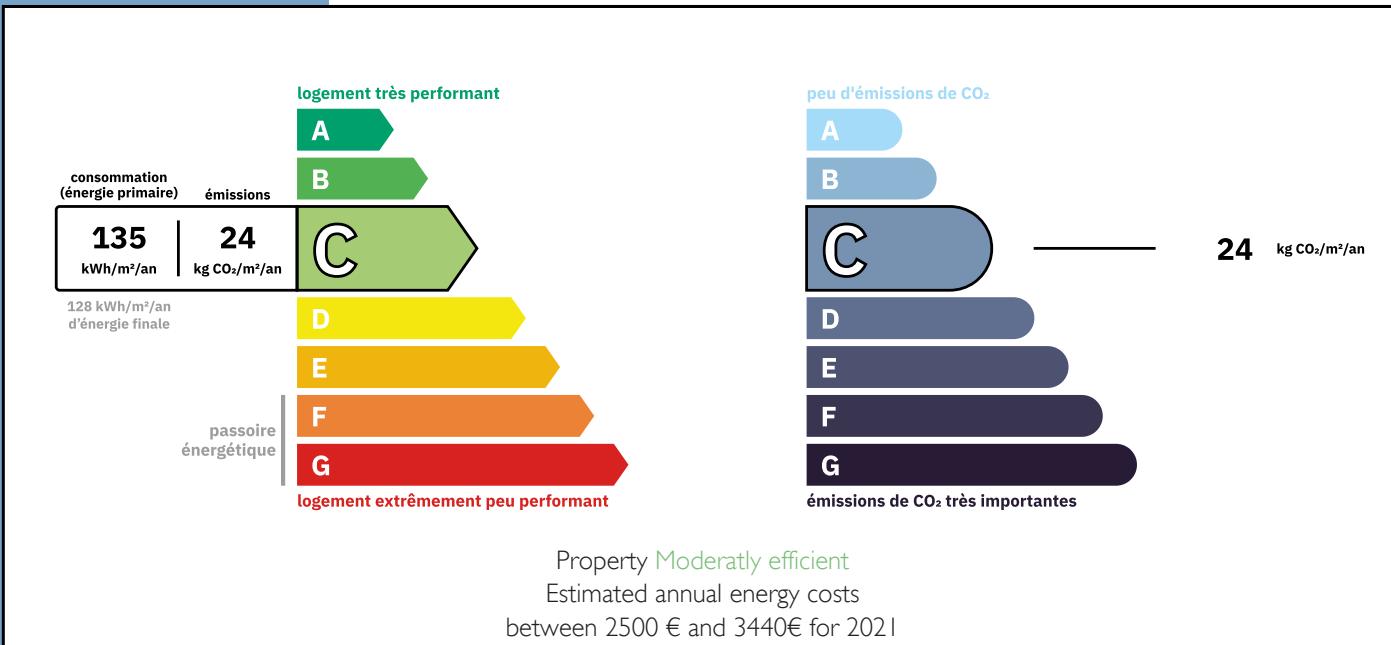
COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf :A36224PHV24

FILE COMPLETE  
AND PHOTOS  
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