

STONE MANOIR WITH 6 BEDS, 5 BATHROOMS,2 KITCHENS, NEW 2024 HEATED SWIMMING POOL, 2 HECTARES & 3 TERRACES

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

www.leggettprestige.com

STONE MANOIR WITH 6 BEDS, 5 BATHROOMS,2 KITCHENS, NEW 2024 HEATED SWIMMING POOL, 2 HECTARES & 3 TERR...





PROPERTY FACT FILE

REFERENCE	A37247RAD24
PRICE	€ 689,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	240 m²
LAND	20000 m²
TOWN	Auriac-du-Périgord
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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

- Period, characterful stone property
- Rental revenue of 50,000 euros per year
- Uninterrupted, countryside views
- Large, heated pool redone in 2024
- 3 terraces and 2 hectares of land.

STONE MANOIR WITH 6 BEDS, 5 BATHROOMS,2 KITCHENS, NEW 2024 HEATED SWIMMING POOL, 2 HECTARES & 3 TERR...

Ref : A37247RAD24

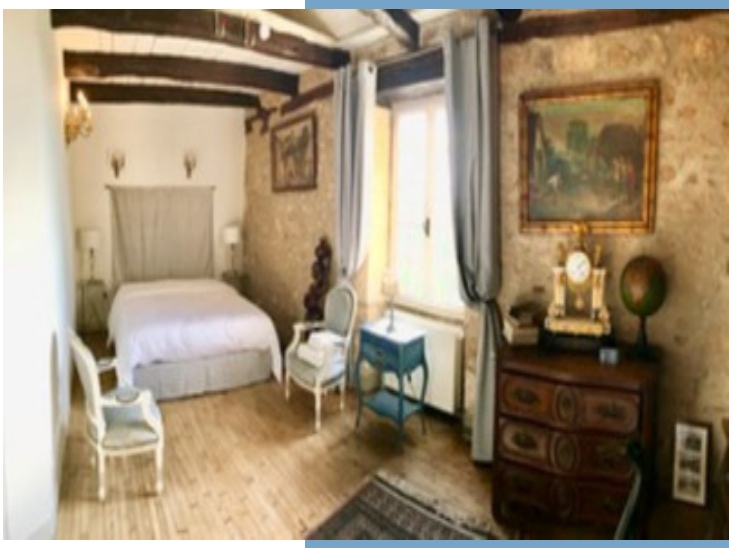
A charming Périgordien stone manoir (150m2) with 3 bedrooms (7m2, 23m2, 12m2) a large open plan sitting/dining room (85m2), maison d'amie (73m2) with a further 3 bedrooms set on 2 hectares of land. Large, new (2024), heated swimming pool (9m x4m) 3 terraces, covered parking. No close neighbours and offering stunning



DESCRIPTION

In the heart of the Périgord Noir (Lascaux), on a 2-hectare estate with exceptional views, a charming 150 m² stone manor house offering a harmonious living environment, 3 large furnished terraces and a new outdoor swimming pool (2024), with heating.

An impressive, characterful house which comfortably accommodates 12 people. The houses offers private spaces and also indoor and outdoor spaces to socialise. Two modern and functional kitchens, one in the main house next to the dining room and one of which is near the pool. There are six bedrooms and five bathrooms. Stylish decor.



The property consists of 2 areas connected by a large terrace.
In the main house: the walls are exposed stone with, on the ground floor:
- a large 50 m² living room with a well-equipped, open plan kitchen looking onto the garden, stone fireplace and satellite TV;

- a large 40 m² lounge large enough for 3 large sofas and armchairs, 1 desk, cathedral ceiling, bay windows, opening onto the terrace and garden;
- 1 bathroom with shower,
- separate toilet;
upstairs:
- 1 bathroom with shower and toilet,
- 1 bedroom with a double bed, washbasin, beautiful view of the garden, sun from 6am (23.6m2)
- 1 other beautiful bedroom with a double bed, beautiful view of the garden, sun from 6am, (12.2m2)
- 1 other bedroom with 2 single beds. (7m2)

In the other part of the property:
- 1 bedroom with 1 double bed and 1 sofa bed opening onto a beautiful 20 m² terrace with a superb view, 1 bathroom with shower, se...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37247RAD24

COMPLETE FILE AND PHOTO ON REQUEST

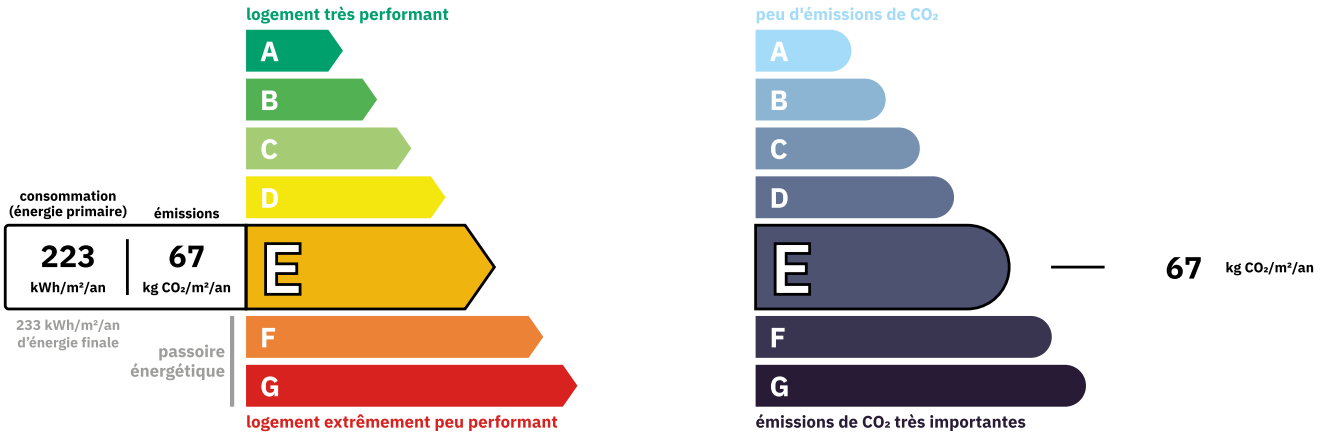
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

STONE MANOIR WITH 6 BED
5 BATHROOMS,2 KITCHENS,
NEW 2024 HEATED
SWIMMING POOL, 2
HECTARES & 3 TERR...

Ref : A37247RAD24

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

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 4480 € and 6120€ 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

Réf :A37247RAD24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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