



A BEAUTIFUL CLASSIC MAISON DE MAÎTRE WITH
SWIMMING POOL AND WELL PLANTED
GARDEN. CLOSE TO VILLAGE - DORDOGNE

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CLOSE TO VILLAGE -...



PROPERTY FACT FILE

REFERENCE	A37897LC24
PRICE	€ 636,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (600 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	281 m ²
LAND	5655 m ²
TOWN	Saint-Pierre-de-Côle
DEPARTMENT	
LOCATION	Hamlet property
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



- Beautifully decorated and well-kept throughout
- Mature garden with swimming pool and terrace
- Spacious barn -could apply for conversion to gîtes
- Short drive to village and amenities
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Positioned in the peaceful countryside between Brantôme and Thiviers, in the heart of the Périgord Vert, this elegant Maison de Maître adjoins the original farmhouse to offer over 280 m² of beautifully appointed living space. Immaculately presented, the property seamlessly combines classic architecture with modern

DESCRIPTION

The interior features a generous layout ideal for family living, with four reception rooms offering flexible spaces for both formal entertaining and everyday relaxation. A traditional farmhouse kitchen, with wood burner situated in the fireplace, forms the heart of the home, complemented by a practical utility room, a study, and additional storage spaces including a boot room and storeroom. The property offers four bedrooms (one en-suite) and a spacious attic suite along with its own family bathroom and a convenient ground-floor shower room.

The landscaped garden extends over 1.4 acres of fully enclosed grounds with front and side gated entrances, thoughtfully designed to provide privacy and space to enjoy outdoor living. An in-ground swimming pool measuring approximately 10 x 5 metres is surrounded by generous sun terraces, while several seating and dining areas invite al fresco entertaining. A large barn, possible to convert into gîtes given the appropriate permissions and, covered parking with ancient small animal pens complete the offering.

This exceptional residence enjoys a prime location for those seeking the tranquillity of the Dordogne countryside without sacrificing accessibility. Situated on the outskirts of a village with a restaurant and a shop and, within easy reach to Périgueux, Angoulême, and Bordeaux, it's perfectly placed to enjoy the best of South-West France.

The property benefits from oil central heating and has a septic tank installation.

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37897LC24>

COMPLETE FILE AND PHOTO ON REQUEST



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

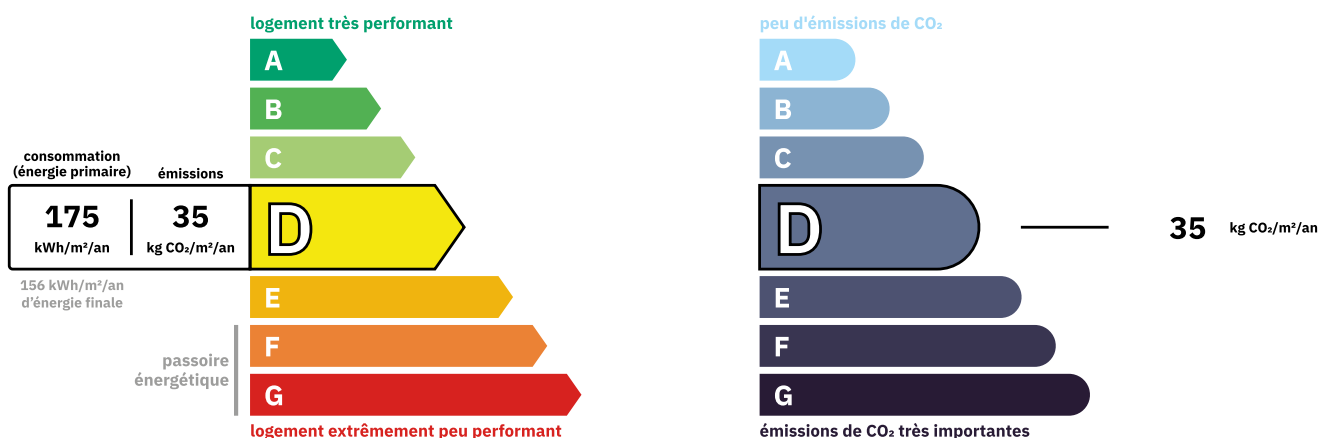
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 5060 € and 6880€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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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FILE COMPLETE
AND PHOTOS
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