





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

www.leggettprestige.com

A BEAUTIFUL CLASSIC MAISON DE MAÎTRE WITH SWIMMING POOL AND WELL PLANTED GARDEN.





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 m²

LAND 5655 m²

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

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

Ref: A37897LC24

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

DESCRIPTIF

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 10×5 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.





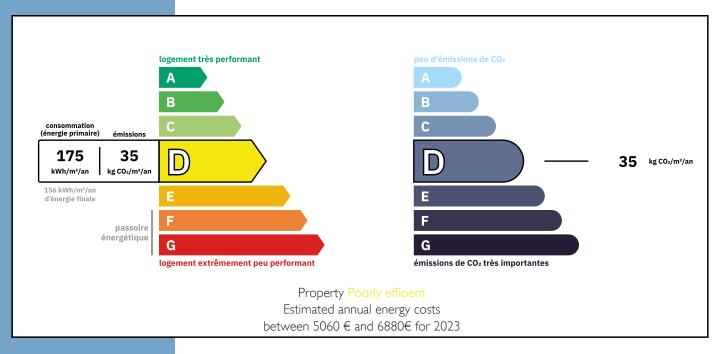


More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A37897LC24 COMPLETE FILE AND PHOTO ON REQUEST A BEAUTIFUL CLASSIC MAISON DE MAÎTRE WITH SWIMMING POOL AND WELL PLANTED GARDEN, CLOSE TO VII LAGE - Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

Ref: A37897LC24

ENERGIE-DPE



NOTICE

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

- I: 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 :A37897LC24 FILE COMPLETE AND PHOTOS ON REQUEST



Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr