SUBSTANTIAL DORDOGNE RESIDENCE WITH GUEST APARTMENT, SECOND HOUSE TO RENOVATE, POOL & LAND

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PROPERTY FACT FILE

REFERENCE	A38509HRC24
PRICE	€ 798,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	271 m²
LAND	3901 m²
TOWN	Faux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Family Home, Gite
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

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

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- Main house with 4 bedrooms & 3 bathrooms
- Separate guest apartment + house to renovate
- Pool, summer kitchen, and large terraces
- Stone outbuildings including workshop & garage
- 3900 m² of private garden in the town of Faux

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This beautifully laid-out ensemble offers 270+ m² of living space, a guest apartment, a second house to restore, and extensive outbuildings — all nestled in the town Faux in the Dordogne. Ideal for large families, multi-generational living or holiday hosting.

DESCRIPTION

Located in the town of Faux, this impressive property offers exceptional living space across several connected dwellings, set on nearly 4,000 m² of land with a swimming pool, summer kitchen, and multiple terraces.

The main house spans three floors. On the ground floor, you'll find a spacious kitchen and dining area (44m²), a home office (31.62m²), a utility room, and a boiler/laundry room. On the first floor, there's a bright living room (32m²), two bedrooms (9.6m² & 11.98m²) — each with their own shower room (3.4m² & 5.7m²) — and built-in storage. The second floor holds a landing, one guest bedroom (9m²), and a large master suite (17.5m²) with private shower room (3.9m²), bath and walk-in wardrobe (3.1m²).

Attached to the main house is a garage and a summer kitchen overlooking the terrace and a path up to the pool (8m x 4m). The garden is in one large plot and the courtyard to the front of the property includes parking, two storage areas and access to the garage/garden.

A fully independent guest apartment totalling 76.7m² occupies the upper level of a second stone building and includes a living/dining room with kitchen, WC, two bedrooms, a shower room, and a private covered terrace. The ground floor of this stone building is used for storage and workshop space currently.

Completing the ensemble is an adjoining house in need of renovation. It's set across three floors and offers lots of potential — ideal for a gîte or long-term guest accommodation ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38509HRC24

COMPLETE FILE AND PHOTO ON REQUEST

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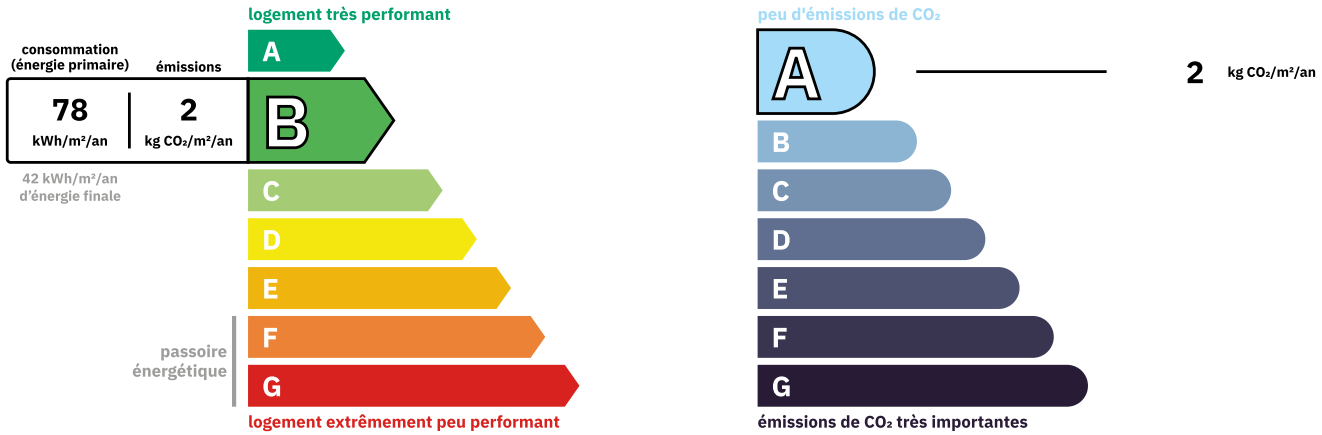
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1080 € and 1530€ for 2023

NOTICE

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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.

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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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