



HIGH STANDARD PROPERTY COMPRISING TWO  
HOUSES, OUTBUILDINGS, TWO SWIMMING  
POOLS, GREAT LETTING POTENTIAL.

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HIGH STANDARD  
PROPERTY COMPRISING  
TWO HOUSES,  
OUTBUILDINGS, TWO  
SWIMMING POOLS,  
GREAT LETTING POTEN...



## PROPERTY FACT FILE

REFERENCE	A40781BW124
PRICE	€ 945,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (900 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	6
ACCOMMODATION	550 m <sup>2</sup>
LAND	12712 m <sup>2</sup>
TOWN	Monplaisant
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Gîtes, House, Country House
CONDITION	Habitable
FEATURES	Swimming Pool, Other Drainage, River Frontage

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





- Two swimming pools with pool house
- Outbuildings, enclosed garage, utility room
- Solar panels with income, high speed internet
- High letting potential, bed & breakfast, gites
- Quite area, close many touristic sites, amenities

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Beautiful and immaculate property comprising two distinct houses as a rental investment or main residence, including in total 10 bedrooms, 7 bathrooms, 3 kitchens, outbuildings, 2 sw. pools, beautiful garden with ornamental trees, lawn of about 1,3ha(3 acres).  
Great location and close to amenities. Solar panels with revenues.

## DESCRIPTION

Two houses with character and comfortable in the Périgord Noir.  
The main house, Maison "Fauvel" :

Its beautiful front door solid wood with a lovely entrance hall (17.50 m<sup>2</sup>).

A large hallway leads to a ground-floor bedroom suite (15.50 m<sup>2</sup>) with a French door opening onto a private terrace, large built-in wardrobes, and a tiled bathroom with a large bath and shower (14.55 m<sup>2</sup>), as well as another French door leading to the terrace.

The corridor also leads to an access to the enclosed garage (31.25 m<sup>2</sup>) with electrical panel and photovoltaic inverter, as well as a door leading to the laundry area and the garden.

A wood storage area ( 18.50 m<sup>2</sup>), laundry room (12.50 m<sup>2</sup>), and technical room for the swimming pool with a recent pump complete this area.

The kitchen (22.50 m<sup>2</sup>) , fully equipped, with terracotta floors and recent renovation with access to the terrace with local pavement.

The large and well exposed living and dining room (50 m<sup>2</sup>) benefits from four sets of double-glazed French doors with exposed-beam ceiling enhances the character of the room with a stone fireplace fitted with a wood burner.

Large built-in closets with excellent completion add charm and comfort.

From the entrance, an oak staircase leads to the upper floor with a mezzanine ( 17.45 m<sup>2</sup>) and recent parquet flooring.

On this level, three bedrooms (12.75 m<sup>2</sup>, 12 m<sup>2</sup>, and 10 m<sup>2</sup>) including one in the tower with Velux windows and lovely exposed beams.

A shower room, a toilet, and a bathroom with wh...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40781BW124>

COMPLETE FILE AND PHOTO ON REQUEST

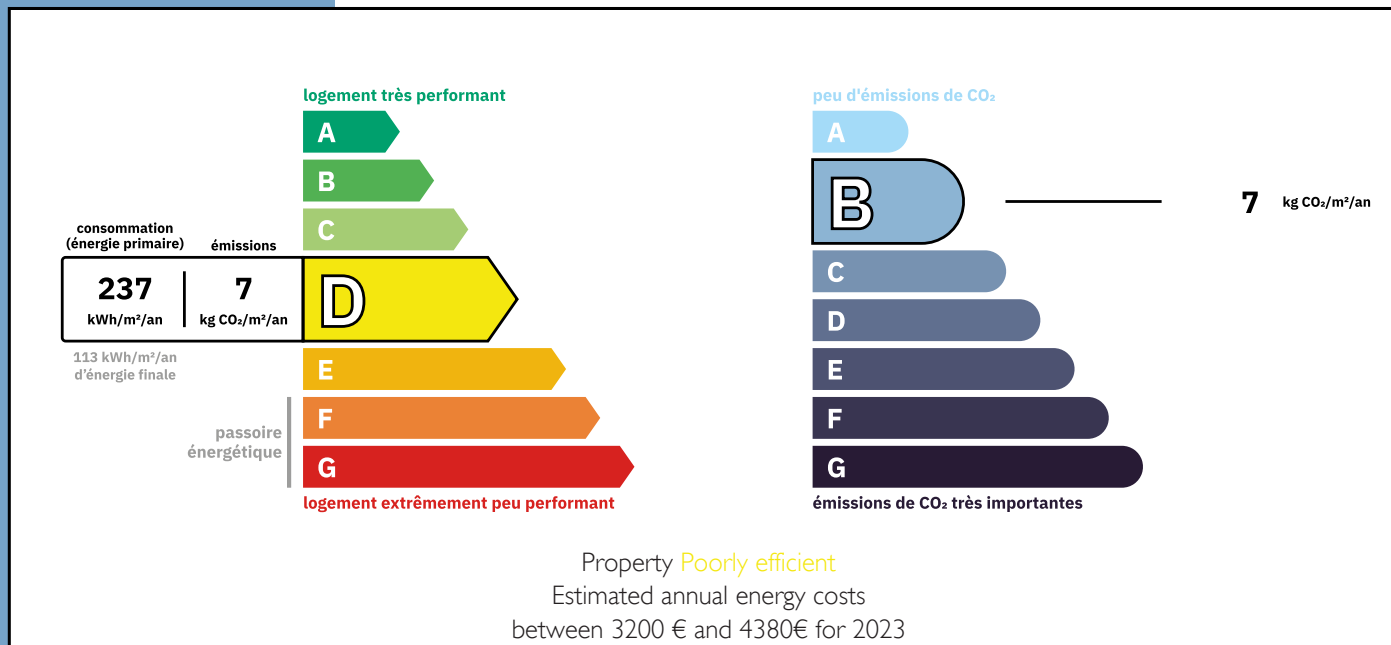


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SWIMMING POOLS, GREAT  
LETTING POTEN...

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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/>



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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