LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

MAGNIFICENT PROPERTY WITH 3 STONE HOUSES IN THE HEART OF PERIGORD NOIR, DORDOGNE. EXCELLENT GITES BUSINESS.

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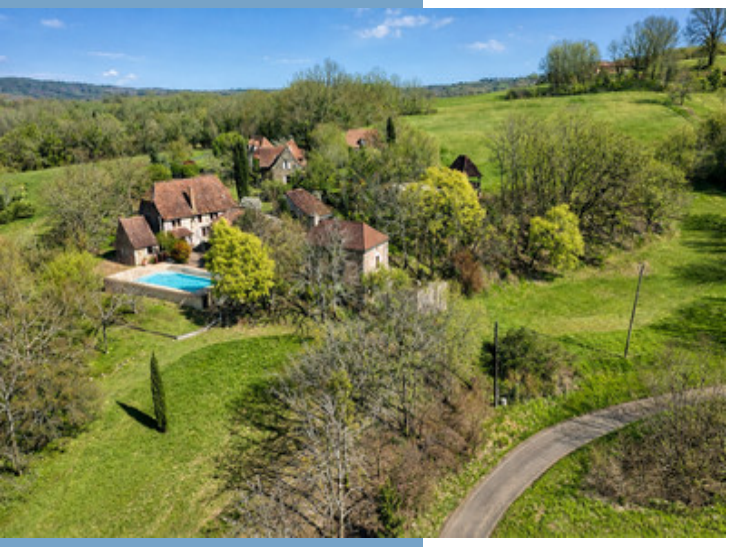

PROPERTY FACT FILE

REFERENCE	A42724KEF24
PRICE	€ 212,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (517 925 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	253 m²
LAND	5951 m²
TOWN	Daglan
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

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

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- Superb panoramic views over the valley and chateau
- Excellent potential for gite business, 3 houses
- Peaceful, yet heart of the Perigord Noir, Dordogne
- Pool and garden with stunning views of countryside
- Excellent condition and ready to move in

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Exceptional 253m² stone property comprising three beautifully restored houses set in landscaped gardens with a lovely 9x5m heated swimming pool and stunning panoramic views over the valley, local Chateau and countryside.

DESCRIPTION

Situated on the edge of a peaceful hamlet just moments from the charming village of Daglan, in the heart of the highly sought-after Périgord Noir, this outstanding estate offers a rare opportunity to acquire three beautifully renovated houses with a heated 9m x 5m swimming pool, all set within nearly 6,000m² of picturesque grounds.

Enjoying spectacular, uninterrupted views across the valley towards the local château and the rolling Dordogne countryside beyond, the property perfectly combines tranquillity, privacy and accessibility to one of South West France's most desirable regions.

Fully renovated and presented in immaculate condition throughout, the property is ready to move straight into.
The flexible layout offers excellent potential for a main residence with two income-generating gîtes, or for welcoming extended family and friends while maintaining privacy for all.

The accommodation is arranged as follows:
Main House – 78.2m²
Ground floor:
• Spacious open-plan living / kitchen / dining area: 54m²
First floor:
• Bedroom 1: 8.2m²
• Bedroom 2: 9.9m²
• Shower room: 3.2m²
• Landing: 2.9m²
Private terrace.

Gîte 1 – 60.49m²
Ground floor:
• Kitchen: 20m²
• Living / dining room: 12m²

First floor:
• Bedroom 1: 7m²
• Bedroom 2: 15.7m²
• Shower room: 4.16m²

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42724KEF24

COMPLETE FILE AND PHOTO ON REQUEST

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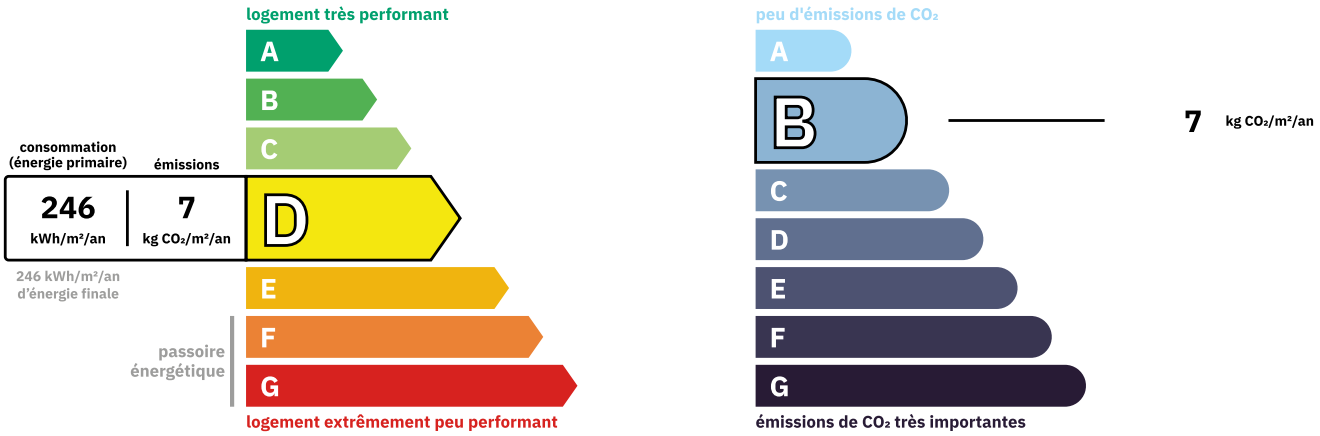
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2705 € and 3659€ 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 :A42724KEF24

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