



SUPERB PERIGORDINE 18TH CENTURY PROPERTY AND GITE IN 2.5 HA OF LAND AND INFINITY POOL

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PROPERTY FACT FILE

REFERENCE	A44514CDE24
PRICE	€ 1,200,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 150 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	5
ACCOMMODATION	480 m ²
LAND	25000 m ²
TOWN	Saint-Martin-des-Combes
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

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



- Exquisite manor house fully renovated with a gite
- Set in 2.5 ha of pasture and woodland fenced
- 15 mins from Bergerac, daily international flights
- Large family gite with original features.
- 12 x 6m infinity salt pool with stone surrounds.

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Elegant Chartreuse in the Heart of Périgord Pourpre

Nestled in the heart of the Périgord Pourpre, this magnificent chartreuse has been tastefully renovated using the finest materials

DESCRIPTION

Main House with Pigeonnier (approx. 340 m²)

Ground Floor

A welcoming entrance hall leads into a fully equipped kitchen. Housed within the charming pigeonnier, a spacious dining room opens onto the garden and a covered terrace, perfect for indoor-outdoor living.

The impressive 65 m² living room features a fireplace and offers generous, light-filled space ideal for entertaining.

A comfortable master suite includes a private shower room, separate WC, and built-in wardrobes.

Additional spaces include a utility room, wine cellar, and boiler room.

First Floor

Four well-proportioned bedrooms, all with built-in wardrobes.

Two bathrooms, each with WC.

Guest House (approx. 140 m²)

Ground Floor

A cosy living room with fireplace.

A fully fitted kitchen.

Two bedrooms.

A bathroom and separate WC.

First Floor

Two additional bedrooms, one of which benefits from access to a private terrace.

A shower room with WC.

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44514CDE24>

COMPLETE FILE AND PHOTO ON REQUEST



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

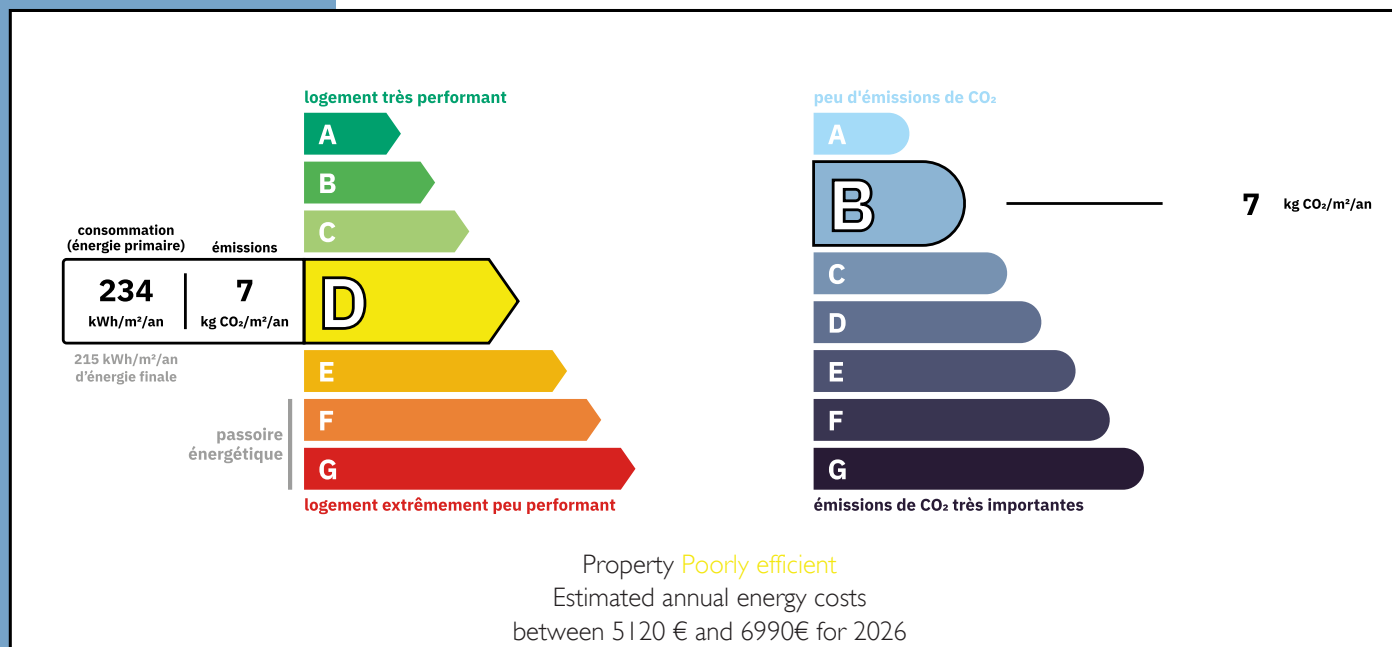
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ENERGIE-DPE



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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

Réf : A44514CDE24
FILE COMPLETE
AND PHOTOS
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