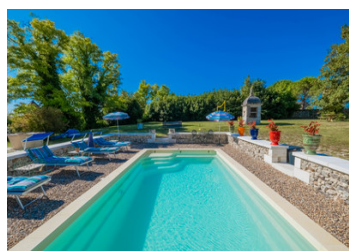


Charming 1750s CHARTREUSE, courtyard, barns, tree-lined avenue, pool, modern amenities. Business opportunities

EXCLUSIVE



INFORMATION

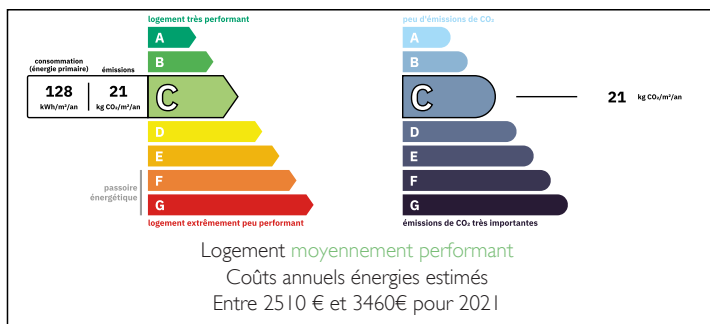
Town:	Bertric-Burée
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	300 m2
Plot Size:	16266 m2

IN BRIEF

A very attractive property which consists of a CHARTREUSE dating back to the 1750's and two stone barns overlooking a garden courtyard, enclosed by a wall and gated entrance. To the front of the property is a tree lined Avenue which could be reinstated, taking you to the beautiful stone balcony at the back of the property.

Village setting, with schools and not far from the market town of Ribérac. This property makes for a comfortable family home with business potential.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1580 EUR

NOTES

DESCRIPTION

This captivating French CHARTREUSE property, dating back to the 1750s, exudes timeless charm and elegance. Set within an enclosed garden courtyard, the estate comprises a splendid Chartreuse and two stone barns. A picturesque tree-lined avenue leads to a beautiful stone balcony at the rear of the property, offering serene views.

The interior boasts original wooden flooring, full-length storage cupboards, and captivating chimney features. The kitchen seamlessly blends modern amenities, like a breakfast bar and double basin sink, with traditional elements like a potager and original cupboards. The dining room, with its wooden flooring and chimney, opens to a delightful stone terrace.

The ground floor includes three bedrooms, each uniquely designed with French windows, fireplaces, and distinctive features. Additionally, a charming sitting room with a wood-burning fireplace provides a cosy retreat. The upper floor reveals more enchanting spaces, including bedrooms, a sitting area, dressing room, and a well-appointed shower room. The property further offers versatile attic space with exquisite original beam work and a spacious cellar below. Two barns on the estate present excellent potential for various purposes, and the heated swimming pool, completed in June 2023, provides relaxation and leisure options.

This alluring property boasts several desirable amenities, including oil-fired central heating, double glazing, new roofs, and updated electrical systems. With its three wells, rainwater reservoir, and conforming septic tank, this enchanting French property offers a perfect blend of historic charm and modern comforts, providing an idyllic retreat for its fortunate owners.

Entrance Hall. (16 m²). Opening to...