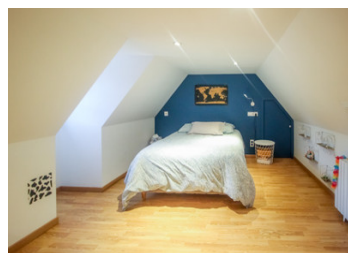


Estate with several houses



INFORMATION

Town:	Campsegret
Department:	Dordogne
Bed:	12
Bath:	6
Floor:	430 m2
Plot Size:	85000 m2

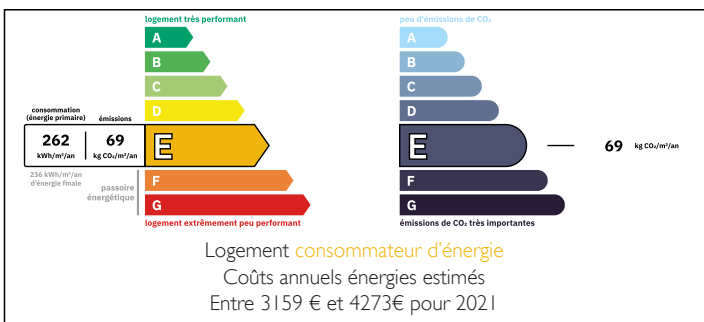
IN BRIEF

Stone Estate with Ponds and Outbuildings – 15 Minutes from Bergerac

Just 15 minutes from Bergerac and its airport, this characterful stone estate offers a rare living environment in the heart of the Périgord countryside. Set on approximately 8.5 hectares of meadows and woods, the property features two spring-fed ponds, guaranteeing peace, privacy, and authenticity.

The estate offers nearly 430 m² of living space, spread across several independent buildings: a welcoming main house, a separate gîte, a converted barn with a studio, summer kitchen, and heated swimming pool, as well as two houses rented year-round, generating immediate income. An additional building to renovate further enhances the estate's 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.



DESCRIPTION

There are properties you visit... and others you feel. This stone estate, nestled in the heart of the Périgord countryside, clearly belongs to the latter category.

Just 15 minutes from Bergerac and its airport, this rare property spans approximately 8.5 hectares of meadows and woods, dotted with two spring-fed ponds, offering a peaceful, unspoiled, and profoundly authentic living environment.

Here, everything is designed to combine privacy, hospitality, and a heritage project, without ever sacrificing tranquility or privacy.

The main house, warm and bright, offers spacious living areas, an authentic atmosphere thanks to the stone walls and fireplace, and several bedrooms, allowing you to comfortably host family and friends.

An independent gîte is ideal for rental income or for accommodating relatives and guests without encroaching on the private space.

A converted barn, housing a workshop, garage, studio and summer kitchen, opening onto a heated swimming pool (10 × 5 m) and its terraces, a true living space in the summer.

Two independent houses currently rented year-round, generating immediate and reliable income.

An additional building awaits renovation, offering further development potential depending on your plans.

In total, nearly 430 m² of living space, intelligently distributed across several buildings, allowing for great flexibility in its use.

The contiguous plot alternates between meadows, woods, and ponds, creating an atmosphere

LOCAL TAXES

Taxe foncière: 2100 EUR

Taxe habitation: EUR

NOTES