

Lavish private Domaine: five separate dwellings, 2 pools, tennis court, gym. Set on 77 acres & panoramic views



INFORMATION

Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	15
Bath:	8
Floor:	800 m2
Plot Size:	315243 m2

IN BRIEF

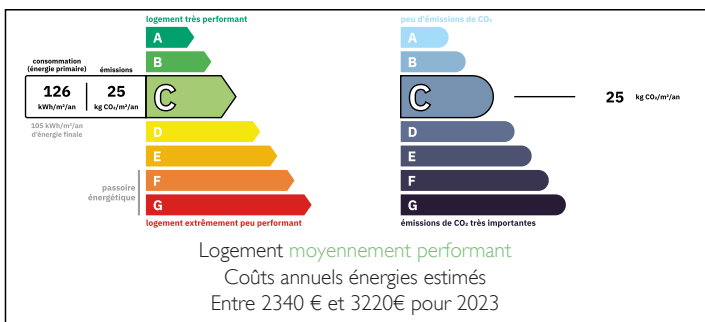
This beautiful domaine stands proud on the hilltop overlooking the valley and has astounding panoramic views over the countryside.

Within the complex is a 6 bedroom farmhouse, a beautiful converted ancient granary, 2 detached cottages, a renovated barn with gym and first floor studio apartment, workshops, 3 large garages, 2 wonderful pools with sun terraces, a pool house and a tennis court.

The property has 77 acres of land which is suitable for horses, flat and sloping, reaching down to the river on either side.

The domaine is a 10 minute drive to Thiviers market town which has all commerces and a train station.

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 habitation: EUR

NOTES

DESCRIPTION

The domaine includes a 6 bedroom farmhouse, an ancient Granary with 4 bedrooms, 2 detached cottages, a renovated barn with gym and first floor studio apartment, workshops, large garages, 2 wonderful pools one with pool house, terraces and a tennis court.

Each houses has been renovated to a high standard using top quality fixtures and fittings. The detached granary is voluminous, has been renovated using quality fixtures and fittings (marble work tops, copper La Cornue range oven, double ovens, white stone fireplace, copper bath, ornate sink), and would be perfect as a family home and would equally work as two rentals.

The detached 2-bedroom cottage is situated alongside the granary, also very spacious, has been modernised and decorated with taste.

The heated in-ground 10 m x 5 m swimming pool has a wonderful sun terrace to relax and benefit from the astounding views.

The farmhouse is more rustic in comparison, it benefits from an open-plan living room/kitchen area and has 6 bedrooms. Alongside the farmhouse is a stone cottage with a large ground floor living space with spacious light and luminous kitchen. There are 4 bedrooms (2 are less than 10m2). The renovated barn consists of a 1st floor apartment with exposed beams and a balcony looking over the valley, a games room/gym and more than enough workshop and garage space that you could wish for! The luxurious 12m x 6m pool with handy pool house sits slightly higher than the...