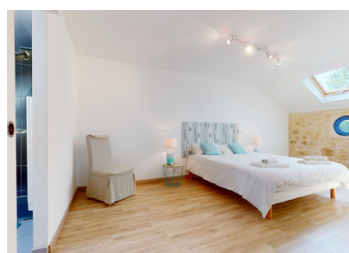
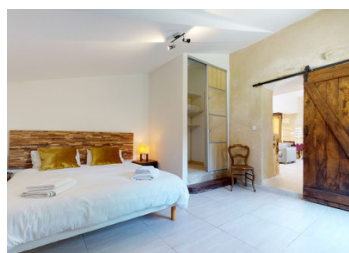


3 Beautifully renovated stone houses with 9 bedrooms in courtyard with stunning pool and glorious views.



INFORMATION

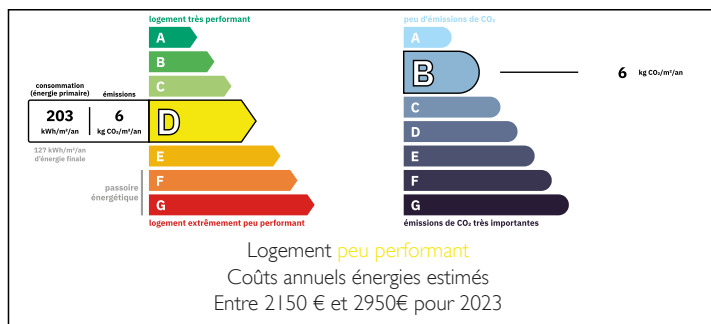
Town:	Douville
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	513 m2
Plot Size:	13533 m2



IN BRIEF

Nestled in a serene, peaceful area in the heart of the renowned wine and bastides region, this beautifully renovated XVIII century farming complex offers a unique opportunity for luxurious living and income potential. Just 20 minutes from Bergerac and 1h20 from Bordeaux, this exceptional property is perfect for those seeking tranquility without being far from beautiful Bergerac and lively Bordeaux.

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

This lovely property consists of three charming stone buildings, arranged in a U-shape around a central courtyard, creating a sense of intimacy and space. The recent renovation perfectly blends traditional craftsmanship with modern design, highlighting open spaces, abundant natural light, and minimalist elegance.

There are 3 separate stone built houses:

The first house has 3 bedrooms house of approx 217m2

The second house has 4 bedrooms of approximately 216m2

The third house has 2 bedrooms of approximately 81m2

LOCAL TAXES

Taxe foncière: 1884 EUR

Taxe habitation: EUR

All three properties have super fitted kitchens and shower rooms. They also all have beautiful fireplaces and all have one wood burning stove in the main lounge areas.

Outside you will find lovely terraces, a salt water, resin, heated 10.4 x 4.2 swimming pool with dominating views, garage, childrens play area and a volleyball pitch and all set in approximately 5 acres of land.

NOTES

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