LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35879SUG24 Price: 1 064 000 EUR

agency fees to be paid by the seller

An ancient domain consisting of buildings around a court totally restored with a pool and far reaching views

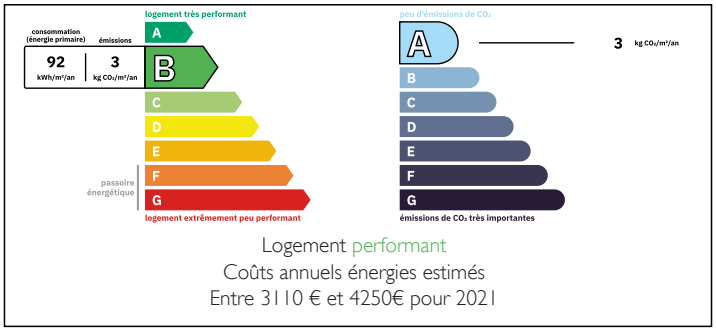
INFORMATION

Town:	Saint-Médard-d'Excideuil
Department:	Dordogne
Bed:	11
Bath:	11
Floor:	560 m2
Plot Size:	22264 m2

IN BRIEF

Set high on a hillside, this beautiful 11 bedroom, prestige property consisting of three independent yet interconnecting houses around a court, is totally restored. The property dating from 17th and 18th centuries, was an important farmhouse and farm, maintains a mix of original period features such as stone fireplaces and flagstone floors with modern, well equipped kitchens and bathrooms for maximum comfort. The property has an established guest business for up to 20 people, including a cinema, games room, fitness/yoga room and a 6 x 12 heated swimming pool, but it could also be a luxury family home, with plenty of room for extended family and friends.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 3110 € et 4250€ pour 2021

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.

NOTES

DESCRIPTION

Main house 250 m² :
Completely renovated in 2013. Repairs to walls and roof in 2023. Reinforced insulation. Geothermal heating: underfloor heating on the ground floor and radiators upstairs. Electric water heater. Fibre internet network.

GROUND FLOOR:
- 35m² Sitting room
- 30m² dining room
- 30m² kitchen
- 23m² Utility room
- Boiler room 10m²

1st Floor :
- Bedroom 1: 25m²
- 4m² dressing room
- 4m² private bathroom
- Separate WC
- Bedroom 2: 15m²
- Private bathroom with wc 4m²
- Bedroom 3: 15m² (15m²)
- En-suite bathroom with wc 4m².
- Bedroom 4: 19m²
- 4m² dressing room
- Private bathroom 4m² with wc
- 9m² study
- Corridor leading to the bedrooms on the first floor 8m².

2nd Floor
Very large unfinished attic of 140m² with 2 dormer windows, superb roof frame. Possibility of converting to at least 4 bedrooms with en-suite bathrooms. Water, electricity and drainage supplies on standby.

House 'La Girouette' 160m² floor surface area (145m² height under 1.8 m deducted): Completely renovated in 2007. Geothermal underfloor heating and fan convectors (reversible heating or air-conditioning system). Electric water heater. Wired fibre internet network and wifi router.
4-star rating for 10 people, renewed in February