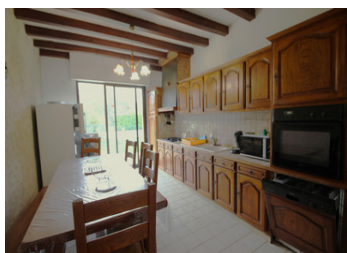


7 ha estate with 4-bedroom house, 141 m barn, saltwater pool and pool house



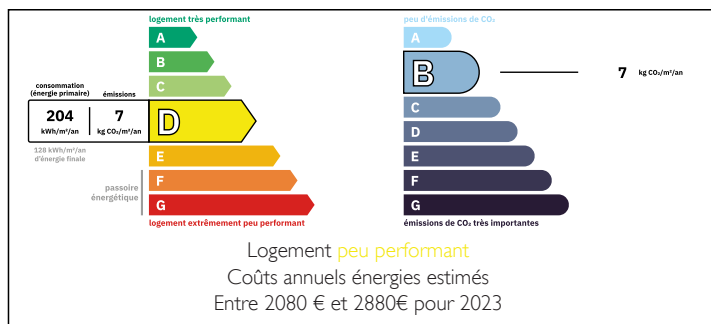
INFORMATION

Town:	Pressignac-Vicq
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	135 m2
Plot Size:	67840 m2

IN BRIEF

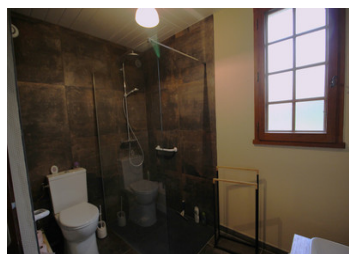
Just minutes from amenities and a tourist village, this rare property offers peace and space. The main house includes three bedrooms, a 40 m² living/dining room, a fitted kitchen and an additional room that can serve as a study or fourth bedroom. Outside, a 10x5 m saltwater pool with PH regulator, pool house and sun terrace invite relaxation. A 141 m² barn, potentially convertible into living space, adds further value. Set on 7 hectares with no neighbors, this estate combines tranquility and potential, close to Bergerac, Lalinde and Sarlat.

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

Nestled in a quiet natural setting, just minutes from amenities and a tourist village, this estate extends over approximately 7 hectares and consists of a main house, a large 141 m² barn and a pool house with saltwater pool. The property offers a rare lifestyle, combining tranquility, space and development potential.

The main house provides around 120 m² of living space. On the ground floor, a 40 m² living/dining room forms the heart of the home, bright and welcoming, with a wood-burning insert. The 15 m² fitted kitchen is practical and modern. A 7.6 m² utility room adds functionality. Three bedrooms of 15.6 m², 14.2 m² and 13.6 m² create a comfortable night area. A 6.5 m² shower room with WC, shower and sink, plus a separate 1.5 m² WC, complete the level.

Upstairs, a 15.2 m² room, accessible via another bedroom, can serve as a study or fourth bedroom. At the rear, an 8 m² terrace leads directly to the fenced pool, ensuring smooth indoor-outdoor living.

The house is equipped with double glazing, electric radiators and a wood insert. A septic tank, although not compliant, remains functional. A 60 m³ water reserve fed by roof gutters supplies the house alongside mains water, with a switch system between sources.

The 10x5 m saltwater pool, fitted with a PH regulator, is surrounded by a spacious sun terrace. A pool house of 8 m² and a 12 m² covered terrace complete this leisure area, perfect for enjoying sunny days.

The second...

LOCAL TAXES

Taxe foncière: 1647 EUR

Taxe habitation: EUR

NOTES