

Renovated Périgord estate: 116 m home + 117 m gîte on 5000 m park with pool

EXCLUSIVE



## INFORMATION

Town:	Eyraud-Crempse-Maurens
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	233 m <sup>2</sup>
Plot Size:	5000 m <sup>2</sup>

## IN BRIEF

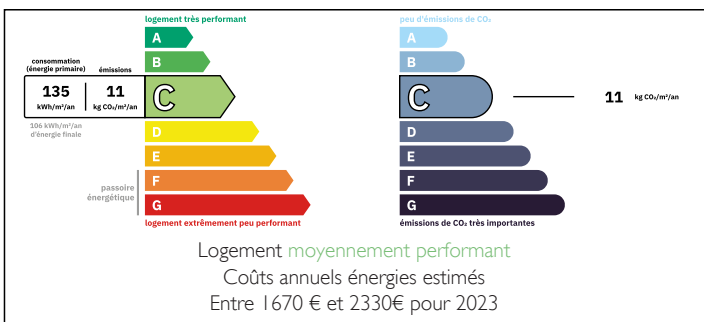
This recently renovated Périgord estate combines a 116 m<sup>2</sup> main house and a 117 m<sup>2</sup> gîte set on a 5000 m<sup>2</sup> landscaped park with pool.

The main residence charms with its warm atmosphere, quality finishes and bright living spaces.

The gîte, well-known and income-generating, provides a welcoming and functional layout for family or guests.

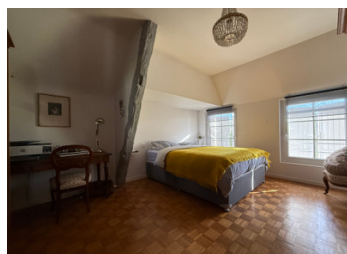
Terraces, pool and mature gardens complete this idyllic setting, ideally located near Bergerac and its airport, at the heart of the Périgord region.

## 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 authentic Périgord-style property, carefully renovated, consists of two distinct houses: a 116 m<sup>2</sup> main residence and a 117 m<sup>2</sup> gîte, set on a landscaped 5000 m<sup>2</sup> park.

The main house opens with a welcoming lounge leading to a dining area and fully equipped open kitchen, all enhanced by a pellet stove.

A few steps lead to a bright living room with travertine flooring, pellet stove and built-in installation for cozy TV evenings.

Upstairs, a climate-controlled master suite combines exposed beams with a modern bathroom.

Two additional bedrooms and a shower room complete the sleeping area.

A pantry, laundry room and separate WC add practicality.

Outside, two terraces overlook the landscaped grounds, complemented by a garden shed, a well and parking for 2–3 cars with charging station. Access is secured by an electric gate with videophone.

The gîte, renowned and generating significant income, features a dining room with wood stove and an open kitchen.

On one side, a charming living room with pellet stove extends into a cozy veranda overlooking the park and pool; on the other side, two spacious bedrooms and a shower room welcome guests.

A spiral staircase leads to two smaller sleeping areas upstairs, bringing the total capacity to seven beds.

A separate WC, a terrace and a cellar housing boiler and laundry complete the layout.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES