

## 18th-century longère with guesthouse, pool and 5 ha in Périgord



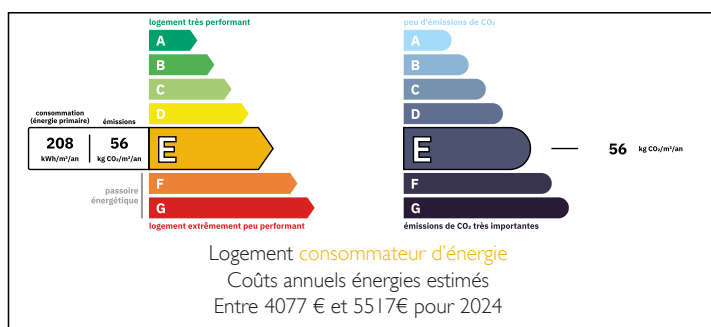
## INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	252 m <sup>2</sup>
Plot Size:	58511 m <sup>2</sup>

## IN BRIEF

Less than 3 km from Sainte-Alvère, this splendid 18th-century longère combines authenticity with modern comfort. Renovated, it retains original wooden floors and doors while offering bright and functional spaces. The main house features a vast living room with mezzanine, a convivial kitchen with wood stove, an entrance-library, and a spacious bedroom with private bathroom. Upstairs, two additional bedrooms, two bathrooms, and a welcoming lounge complete the layout. An independent 50 m<sup>2</sup> guesthouse with private garden adds value, ideal for rental activity. Additional facilities include laundry, workshop, storage, wooden chalet, and a wellness area with jacuzzi and Finnish sauna. Outside, a pool with wooden deck and over 5 hectares of land ensure privacy and exceptional views.

## ENERGY - DPE



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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

Located less than 3 km from Sainte-Alvère, in the heart of Périgord, this 18th-century longère represents the perfect blend of heritage charm and modern comfort. Once a U-shaped farmhouse, it has been elegantly renovated, preserving original wooden floors and doors that testify to its history.

The main house offers a vast living room with mezzanine, providing generous space and natural light. The large convivial kitchen, equipped with a wood stove, creates a warm atmosphere for family gatherings. An entrance-library adds character, while a spacious bedroom with private bathroom ensures privacy and comfort.

Upstairs, a fitted area includes two additional bedrooms, each with its own bathroom, and a welcoming small lounge ideal for reading or relaxation.

Adjacent to the main house, a superb independent guesthouse of approximately 50 m<sup>2</sup>, fully equipped with private garden and separate access, is a major asset. It can host family and friends or be used as a seasonal rental, generating additional income.

Complementary spaces enrich the property: a functional laundry, workshop, storage areas, and a wellness corner featuring a jacuzzi with open views and a Finnish sauna offering an exceptional panorama. In the garden, a charming wooden chalet completes the ensemble, adding versatility for leisure or hospitality.

Outdoors, the large swimming pool, recently fitted with a new liner and pump, is surrounded by a wooden deck inviting relaxation in a peaceful setting. The land encircles the house, ensuring total privacy and offering magnificent unobstructed views.

The estate extends over more than 5 hectares, providing a preserved...

## LOCAL TAXES

Taxe foncière: 2508 EUR

Taxe habitation: EUR

## NOTES