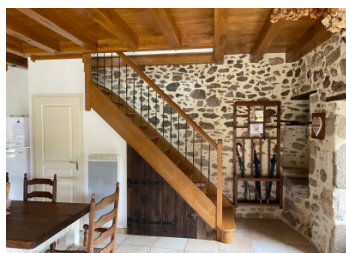
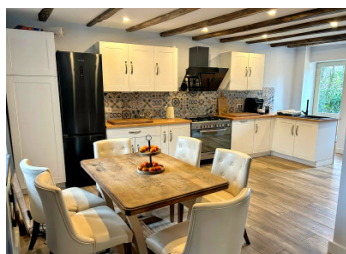


Beautifully renovated stone property with two gîtes. Natural swimming pool, barns & successful gîte business.

EXCLUSIVE



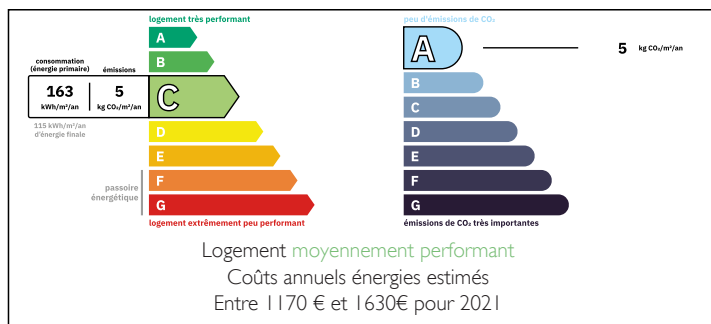
INFORMATION

Town:	Abjat-sur-Bandiât
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	240 m ²
Plot Size:	30797 m ²

IN BRIEF

Nestled in a peaceful hamlet just five minutes from the highly sought-after village of Abjat-sur-Bandiât, this charming property offers an exceptional lifestyle and investment opportunity. The estate comprises a spacious one-bedroom owner's residence connected to a two-bedroom gîte, easily combined to create a generous family home if desired, plus a separate one-bedroom gîte for additional accommodation. Set within over three hectares of beautiful land, including paddocks and a stunning natural swimming pool, the property provides privacy, tranquillity, and space to enjoy the French countryside. Currently operating as a successful gîte business with bookings already secured for 2026, this is a rare opportunity to acquire a home and income in a truly idyllic setting.

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

At the end of a quiet country lane you can find this beautiful property. A collection of buildings set around a gravel courtyard driveway. The first property on your left is a detached one bedroom gite. You enter the property through the front door leading into a cosy characterful kitchen/lounge/diner. On the first floor is a spacious double bedroom and shower room.

Across the courtyard is the main house. You enter through the front door into a large LOUNGE (30m²) with a feature fireplace and log burning stove. Open plan to the lounge is a modern & elegant fitted KITCHEN (25m²) a dining table at one end of the kitchen gives plenty of space for entertaining. A WC is cleverly incorporated off the kitchen under the stairs. A wooden staircase leads off the kitchen to a master suite. A large bedroom (40m²) with a VMC heating and air conditioning unit, dressing room and ensuite bathroom. Attached to this house is a two bedroom cottage. The front door leads into a large open KITCHEN/LOUNGE/DINER (40m²) a log burning stove is a central feature in the room and heats the whole house. Stairs lead to a large landing with 2 double bedrooms (both 9m²) and a spacious shower room.

LOCAL TAXES

Taxe foncière: 2014 EUR

Taxe habitation: EUR

NOTES

When renovating the property careful thought was put into the layout, making it easy to knock the house and adjoining cottage into one large family home.

Attached to the house is also a laundry room (16m²) and...