

## Charming Stone Estate with Guest House, Outbuildings & Nearly 1 Hectare to Renovate

EXCLUSIVE



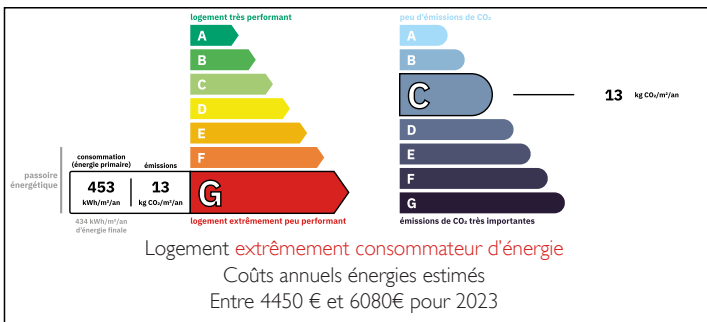
## INFORMATION

Town:	Razac-de-Saussignac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	240 m <sup>2</sup>
Plot Size:	9842 m <sup>2</sup>

## IN BRIEF

Peaceful countryside setting with no immediate neighbours, this character stone property offers almost one hectare of land, a main house, second house, pool to renovate, and several outbuildings including a traditional tobacco barn. Ideal for buyers seeking a renovation project with space, privacy, and excellent potential for guest accommodation or multi-generational living.

## 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

Set in a quiet rural location with no immediate neighbours, yet only a few minutes' drive to amenities, this stone property offers a renovation and refreshment project for buyers seeking space, land, and multiple buildings rather than a finished home.

The main house retains original features such as exposed stone walls, beams, and fireplaces, and would benefit from updating and modernisation throughout. The layout provides generous room sizes and flexibility, allowing buyers to rework the interior to suit their needs.

The land extends to almost one hectare (9,842 m<sup>2</sup>) and includes open areas suitable for animals, including a horse, subject to appropriate fencing and setup. The setting is rural and peaceful, surrounded by countryside.

There is an existing swimming pool, which is not currently usable and requires complete renovation. A second house and several outbuildings, including a former tobacco barn, also require renovation and refreshment. These buildings offer potential for additional accommodation, multi-generational living, or income use, subject to the necessary permissions.

This property is best suited to buyers who are comfortable undertaking a renovation project and are looking for land, character, and development potential.

Main House: Approx. 240 m<sup>2</sup> habitable space. Roof recently renovated. Heating via wood burner and electric radiators. Single glazing throughout. Two non-conforming septic systems. Swimming pool requiring complete renovation.

Ground Floor:  
Kitchen 29m<sup>2</sup>  
Dining hall 48m<sup>2</sup>  
Sitting room 27m<sup>2</sup>.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES