

Périgord Noire : Stunning stone estate with 6 bedrooms, big barn and a 2 bedroom house on 25 ha.



INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	240 m2
Plot Size:	250000 m2



IN BRIEF

Magnificent stone estate full of authentic charm, comprising a majestic main house of approx. 240 m² and a large barn, all overlooking an exceptional 25-hectare plot of land, partly wooded.

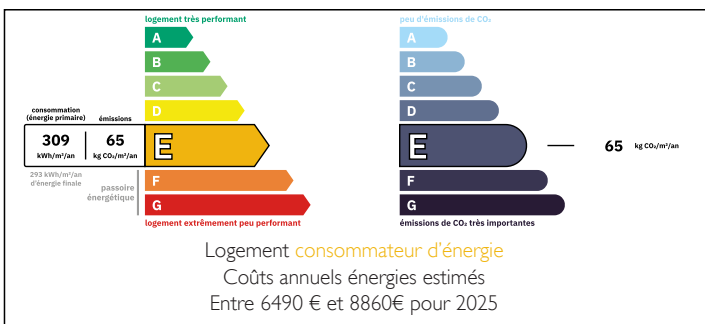
At the end of its private, tree-lined driveway, the property offers a rare, peaceful and unspoiled setting, while remaining perfectly accessible: Bergerac Airport is only 30 minutes away.

The main house impresses with its generous volumes, high ceilings and spacious, light-filled rooms that embody the soul of the Périgord countryside. It offers 6 bedrooms, including one on the ground floor, 2 shower rooms, 1 bathroom and 3 WCs, comfortably accommodating family and guests.

A second independent house, with 2 bedrooms, is also on the estate and is currently temporarily occupied by a caretaker.

An idyllic location, just 1 km from all the amenities of the picturesque village of Saint-Alvère, in the heart...

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

Dimensions in m² (approx.)

Kitchen: 19.2

Shower room with shower, toilet, sink: 2.8

Dining room: 50

Bedroom 1: 33

Hallway: 22

Bathroom with shower/bath, toilet, sink: 7

Toilet: 2.5

Office/storage: 5

Bedroom 2 (or living room 2): 16.5

Bedroom 3: 12.5

Bedroom 4: 18.8

Bedroom 5: 20.5

Small house with 2 bedrooms: +/- 62

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES