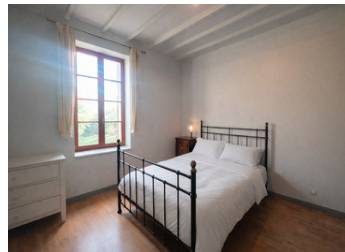


## Historic property with 3 bedrooms and views!



## INFORMATION

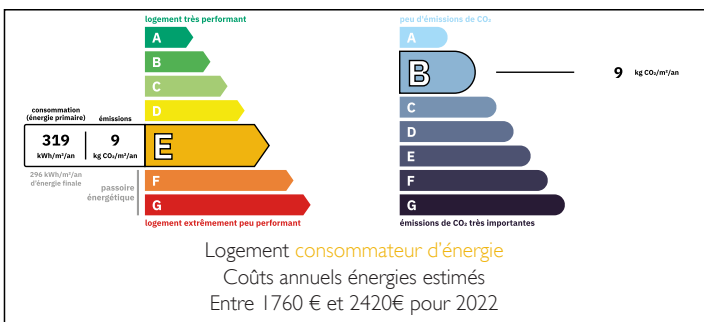
Town:	Bonneville-et-Saint-Avit-de-Fumadières
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	127 m <sup>2</sup>
Plot Size:	4200 m <sup>2</sup>



## IN BRIEF

This stone property is arranged around a walled courtyard and offers a main house with three bedrooms, a kitchen, living room, and two bathrooms, retaining traditional features such as a vaulted cellar and stone basins. Part of the abbey buildings has approved plans and partial renovation for a second dwelling, suitable for guest accommodation or a gîte. Additional outbuildings provide garage, workshop, and storage space. The property is in a peaceful countryside location near with easy access to Sainte-Foy-la-Grande, Castillon-Bataille, Bordeaux, and Bergerac Airport.

## 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 charming stone property, arranged around a walled courtyard, boasts a fascinating history believed to include connections to the Knights Templar, the Knights Hospitaller, and later Freemasonry. A Masonic crest remains visible on one of the gable ends, offering a unique glimpse into the property's extraordinary past.

Thought to be among the oldest residences in the Périgord, its origins date back to the 12th century. The house sits beside the historic Église Saint-Jean-Baptiste de Montcaret and, for much of its history, served as an abbey associated with the church.

Today, the main house is a detached stone house offering three bedrooms and comfortable living spaces. A terrace off the lounge provides lovely views beyond the garden, while the house sits within the enclosed courtyard formed by the remains of the ancient abbey.

Part of the surviving abbey structure has approved planning permission and partial renovations already in place, allowing for the creation of a second independent dwelling—perfect for guest accommodation, a gîte, or additional living space.

Several stone outbuildings surround the courtyard, currently used as a garage and workshop, offering practical storage and further development possibilities.

The property features many fascinating historic architectural elements, including a vaulted cellar, dressed-stone irrigation channels, several original stone basins, and a magnificent well. A particularly rare feature is the "chapeau de sorcière" square roof on the remaining abbey building—a style seldom seen in the Périgord.

Accommodation (approx.)

## LOCAL TAXES

Taxe foncière: 777 EUR

Taxe habitation: EUR

## NOTES