

Charming estate with 3 x 3 bed houses, gîte potential, pool, barn & equestrian facilities. Mature gardens.

EXCLUSIVE



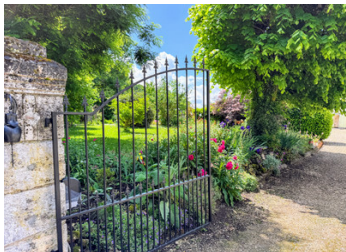
## INFORMATION

Town:	Allemans
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	350 m2
Plot Size:	13510 m2

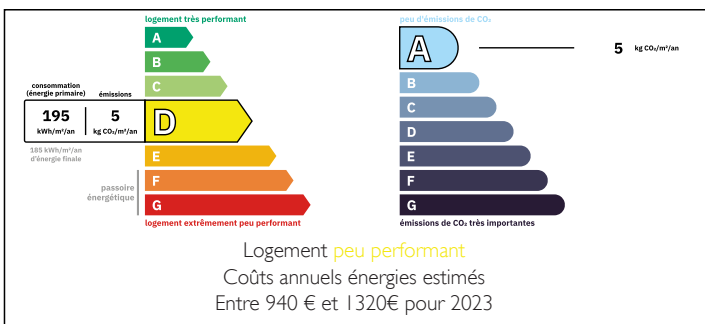
## IN BRIEF

Between the market town of Ribérac and the beautiful village of Aubeterre-sur-Dronne.

An exceptional multi-property estate offering three habitable houses, a fourth property to renovate, and extensive outbuildings set within attractive grounds. With features including a swimming pool, equestrian facilities, large barn with stables, and landscaped gardens, this property presents a rare opportunity for a lifestyle purchase or income-generating business (gîtes/holiday rentals).



## 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

A versatile and attractive estate offering immediate accommodation, renovation potential, and strong income prospects in a desirable setting. Ideal for those seeking a home with gîte business, equestrian use or small holding, or multi-generational living.

### House 1

A characterful property combining charm and comfort.

### Ground Floor:

Spacious open-plan kitchen / dining / living room (55m<sup>2</sup>) featuring wooden flooring, exposed beams, a fireplace, and underfloor heating. Double French doors open onto the courtyard, creating excellent indoor-outdoor flow.

### First Floor:

Bedroom (13.5m<sup>2</sup>) with wooden floor and en-suite shower room with W.C.  
Two further bedrooms (9m<sup>2</sup> and 9.35m<sup>2</sup>), both with wooden flooring  
Family bathroom with bath and shower, plus W.C.

### Additional Features:

Double glazing throughout  
Underfloor heating

### House 2

A generously sized home with further potential. (require a little updating)

### Ground Floor:

Kitchen / dining room (22m<sup>2</sup>) with tiled floor and French doors opening to the courtyard and garden  
Living room (25m<sup>2</sup>) with fireplace  
Study/bedroom (13m<sup>2</sup>)  
Two bedrooms (13m<sup>2</sup> and 14m<sup>2</sup>), both with wooden floors, one with direct garden access  
Bathroom (requiring modernisation)  
Separate W.C.  
Boiler room / laundry

## LOCAL TAXES

Taxe habitation: EUR

## NOTES