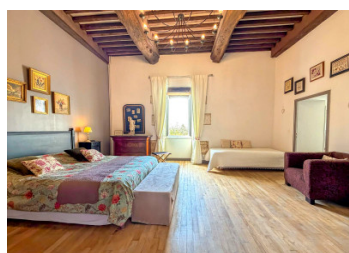


Exceptional property, 17th former presbytery for sale in Périgord Noir, 330 m , swimming pool, 1.7 hectares



INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	330 m2
Plot Size:	18273 m2

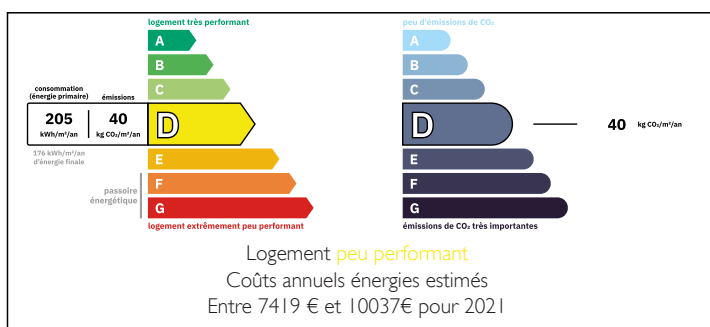
IN BRIEF

In the heart of a charming village in the Périgord Noir, in absolute peace and just a short walk from all amenities, discover this historic 17th-century property, the former presbytery of the village, entirely renovated with a perfect balance of charm and modern comfort.

Offering over 300 m² of living space, this stone-built residence impresses with its exceptional volumes (up to 3.90 m ceiling height), its preserved authenticity (exposed beams, traditional cantou fireplace, original flooring, vaulted cellar), and its modern comfort (double glazing, efficient heating system).

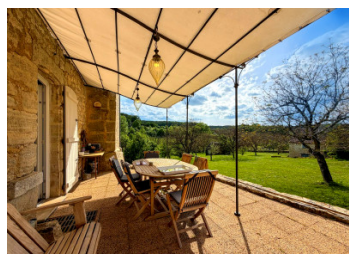
It features spacious, light-filled living areas, a welcoming kitchen opening onto two terraces, as well as 6 bedrooms, including 3 suites with private bathrooms.

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.



LOCAL TAXES

Taxe foncière: 2400 EUR

NOTES

DESCRIPTION

In the heart of an authentic village in the Périgord Noir, this 17th-century former presbytery offers a rare living environment, combining heritage, generous spaces, and modern comfort.

Fully renovated, the property has retained all its character: stone walls, exposed beams, traditional fireplace (cantou), vaulted cellar, while benefiting from modern features such as double glazing, efficient heating, and insulation.

- Basement

Vaulted cellar: 23 m², ideal as a wine cellar or storage space

Laundry room with shower and storage

Garage: 36 m²

- Ground floor – Living areas

Entrance hall / corridor

Kitchen / dining room: 40 m² with direct access to the terraces

Main living room: 47 m²

- First floor – Main sleeping area

Second living room: 38 m² with impressive volumes

Suite 1: 28 m² with 13 m² private bathroom (double sink, walk-in shower, bathtub, WC)

Suite 2: 25 m² with en-suite shower room + separate WC

Suite 3: 25 m² with 7 m² private bathroom and separate WC

Bright and spacious hallway ensuring comfortable circulation

- Second floor – Bedrooms & potential

Top floor under the roof

Landing and spacious corridor

3 additional bedrooms ranging from 10 to 13 m²