

Character former schoolhouse with spacious living areas, covered terrace & historical significance



INFORMATION

Town:	Saint-Antoine-de-Breuilh
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	177 m2
Plot Size:	583 m2

IN BRIEF

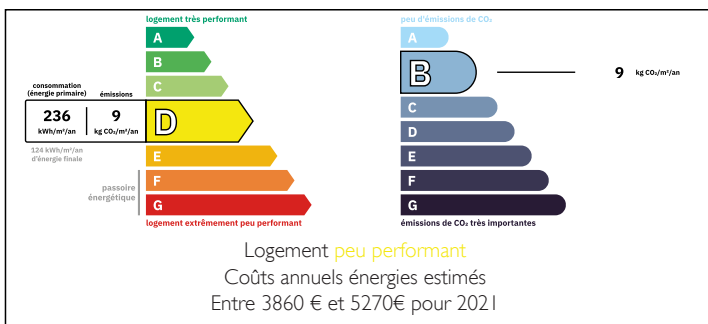
Situated in the village of Saint-Antoine-de-Breuilh, on the edge of the Dordogne and close to the Gironde border, this unique former schoolhouse combines history, character, and flexible living space.

Ideally located near the towns of Sainte-Foy-la-Grande and Pineuilh, the property enjoys easy access to shops, schools, restaurants, cinema, hospital facilities, and SNCF rail connections to Bergerac, Bordeaux, Libourne, and beyond via the TGV network.

At the heart of the famous wine region, with Saint-Émilion only 27km away, this property could suit a variety of lifestyles — from a spacious family home to a creative or professional project.

The former classroom has been transformed into a spectacular living area filled with natural light and centred around a cosy fireplace. This impressive

ENERGY - DPE



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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 property offers generous volumes throughout and retains a fascinating connection to local history, being the birthplace of Théophile Cart (1855–1931), an important figure in the development and promotion of Esperanto in France.

The house is double-glazed and benefits from electric heating, with reversible heat pumps providing both heating and air conditioning in the main living spaces.

You enter via the entrance hall (5.4m²), which leads into the main living areas.

* Reception Room / Bedroom 4 (11m²): A versatile room suitable as a small sitting room, office, or ground-floor bedroom.

* Kitchen (12.6m²) & Dining Room (16.5m²): Modern fitted kitchen with integrated oven, induction hob, extractor fan, and central island. French doors open directly onto the garden and covered terrace, creating an excellent indoor/outdoor flow.

* Large Living Area (72m²): The former classroom of the school, now transformed into an impressive reception space with high ceilings, abundant natural light, and a fireplace. This room offers enormous flexibility for entertaining, creative pursuits, or professional activities.

* Shower Room (5.8m²)

* Separate WC (1.2m²)

The ground floor layout allows for comfortable single-level living if required.

First Floor

The upstairs landing (5.5m²) gives access to:

* Bedroom 1 (17.6m²)

* Bedroom 2 (10.9m²)

* Bedroom 3 (10m²)

* Bathroom (8.4m²) with WC

A staircase from the landing leads to the loft space (27.6m²), which could potentially be converted into

LOCAL TAXES

Taxe habitation:

EUR

NOTES