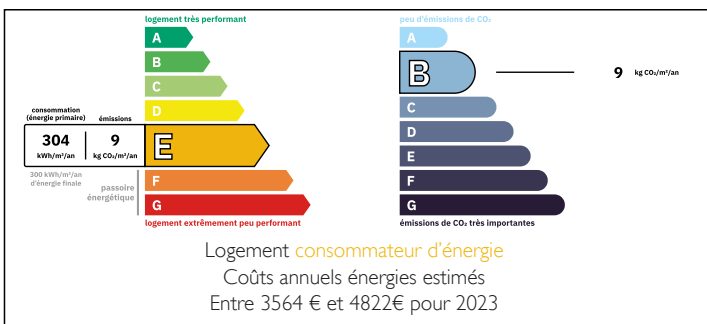


At the end of a private lane, a 22-hectare estate near Les Eyzies



ENERGY - DPE



INFORMATION

Town:	Les Eyzies
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	354 m2
Plot Size:	218069 m2

IN BRIEF

In the heart of the Périgord Noir, on the doorstep of Les Eyzies, the world capital of prehistory, and around thirty minutes from Sarlat, this 22-hectare estate unfolds in complete privacy.

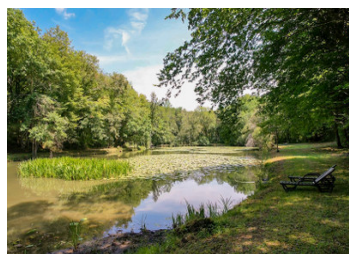
A 500-metre private driveway winds its way through the countryside before revealing, at the centre of the estate, a traditional Périgord home of approximately 294 m², offering six bedrooms and complete seclusion.

The property also includes a swimming pool, an independent guest house, a half-hectare lake set away from the living areas, and a remarkable private rock shelter, a reminder of the long history of these lands.

Woodland, meadows and absolute peace: here, nature is your only neighbour.

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: 3689 EUR

NOTES

DESCRIPTION

Some properties are not simply viewed; they are discovered. This is one of them.

The experience begins with a 500-metre private driveway, gradually leaving the outside world behind before arriving at the heart of the estate. Set within 22 hectares (approximately 54 acres) of uninterrupted woodland and meadows, the property enjoys complete privacy, with the surrounding landscape creating a natural haven around the buildings.

The main house offers approximately 294 m² (3,164 sq ft) of living space arranged over two floors. The ground floor comprises a spacious farmhouse kitchen, a dining room opening onto the terrace, an impressive 50 m² sitting room centred around an eighteenth-century fireplace, together with a generous reception room. Three bedrooms complete this level, including a principal bedroom with its own en-suite shower room. Upstairs are three further bedrooms, including the charming turret bedroom, as well as a family bathroom and separate WC.

Completely independent from the main house, the guest cottage extends to approximately 60 m² (645 sq ft) and includes a sitting room, a kitchen, a dining room (which could be used as a second bedroom), a bedroom, a shower room and a toilet. Whether welcoming family and friends or creating guest accommodation, it offers excellent flexibility.

The grounds are every bit as impressive as the buildings themselves. A swimming pool enjoys a central position within the estate, while a half-hectare lake, fed by two natural springs and positioned well away from the houses, preserves both privacy and tranquillity. A remarkable private...