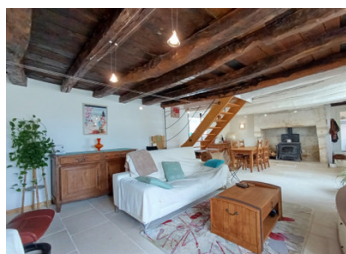


Stone house with a guesthouse, barn, large flat lot, swimming pool, and panoramic views.



INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	6200 m2



IN BRIEF

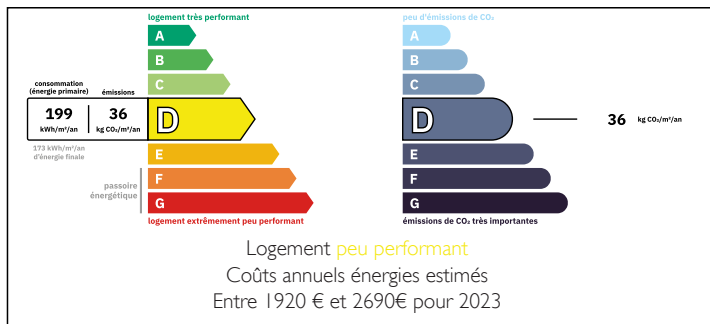
Beautiful stone property with guesthouse, barn, and pool – Panoramic view

Nestled in a peaceful, lush setting, discover this charming property full of character, ideal as a primary residence, second home, or for a rental venture.

The main house features a cozy living room with a wood-burning stove, a separate fully equipped kitchen with an open fireplace and access to the patio, a bathroom, and a separate toilet. Upstairs, there are two bedrooms.

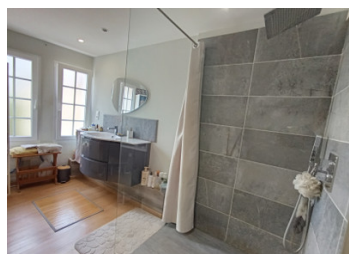
A detached guesthouse completes the property, featuring a living room and open-concept kitchen that open onto a covered terrace with a pergola, offering a superb view of the countryside and the pool.

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

Beautiful stone property with guesthouse, barn, and pool – Panoramic views of the countryside

A beautiful, charming property in the heart of the countryside, offering a peaceful and lush setting—ideal as a primary residence, a vacation home, or a hospitality venture thanks to its separate guesthouse.

The main stone house charms with its authenticity and warm atmosphere. It features a cozy living room with a wood-burning stove, a separate fully equipped kitchen with an open fireplace and direct access to the patio, as well as a bathroom and a separate toilet. Upstairs, two bedrooms provide a comfortable sleeping area

A separate guesthouse completes the property. It features a beautiful living area with an open kitchen that opens onto a covered terrace with a pergola. From this space, you can enjoy a superb, unobstructed view of the countryside and the pool, in a particularly quiet and relaxing setting.

The property also includes a barn, whose roof and facade have recently been renovated, offering great potential for storage, a workshop, or a complementary project.

Outside, you'll enjoy a large, fully fenced, tree-lined property featuring a swimming pool and offering a magnificent panoramic view of the surrounding countryside. A true oasis of greenery where you can fully enjoy sunny days and the tranquility of the surroundings.

Comfort features: double-glazed windows; heating provided by a condensing oil-fired boiler, a heat pump, and wood.

Property tax: approximately €930 per year.

Highlights

Charming stone property

LOCAL TAXES

Taxe foncière: 930 EUR

NOTES