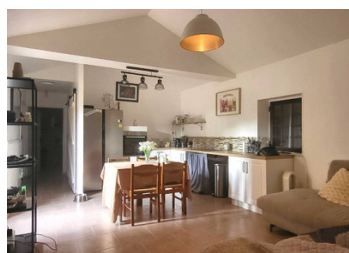


Character Stone Property with Gîte, Studio, Barns, Pool and One Hectare in-between Bergerac and Lilande.



INFORMATION

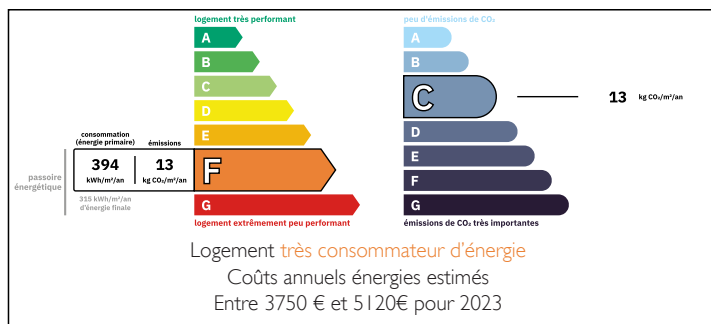
Town:	Saint-Capraise-de-Lalinde
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	161 m2
Plot Size:	10000 m2



IN BRIEF

Character stone property in a peaceful elevated setting, just 15 minutes from Bergerac. Offering a main house, adjoining two-bedroom gîte, independent studio and extensive barns, it is ideal for family living, guests or rental income. Set within approximately one hectare of gardens with a swimming pool and pétanque court, this versatile property presents an exciting lifestyle opportunity in the Dordogne.

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

Set in a peaceful, elevated position within a village offering local amenities, this attractive stone property enjoys approximately 10,000m² of grounds with a swimming pool and pétanque court. Situated around 15 minutes from Bergerac, it offers approximately 160m² of habitable accommodation, together with extensive barns and outbuildings.

Dating from approximately 1850, the property comprises a characterful main house, an adjoining single-storey two-bedroom gîte, an independent studio apartment and a separate barn of approximately 75m². Its versatile arrangement makes it ideal as a family home, a multigenerational property or a home with independent guest or rental accommodation.

The main house

The main house is entered through a hallway that leads through to the kitchen.

The ground floor also provides a cosy snug/lounge and a spacious dining and living area of approximately 31m². A fireplace adds warmth and character to the reception space, while a staircase leads from the dining area to the upper floors.

On the first floor is a bedroom, together with a dressing area and a shower room equipped with a shower, washbasin and WC.

The second floor has a characterful attic bedroom.

LOCAL TAXES

Taxe foncière: 1606 EUR

NOTES

Adjoining Gite

Adjoining the main house, but arranged as independent single-storey accommodation, is a two-bedroom gîte. It could remain separate for guests or rental purposes or potentially be incorporated into the principal accommodation to create one larger family residence. This annex is suitable for wheelchair use.

The gîte comprises:

An open-plan kitchen, dining and living area

A main bedroom with a door opening directly onto the terrace

A wet room with WC...