



## Detached Country House with Two More Guest Cottages



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | David Evans   |
| Nom de compagnie: | Cle France Ltd  |
| Pays:             | Royaume-Uni   |
| Experience since: |   |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Téléphone:        | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Site web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Vendre        |
| Prix:        | USD 1,165,078 |

#### Location

|                     |            |
|---------------------|------------|
| Pays:               | France     |
| Indicatif régional: | 24150      |
| Soumis:             | 01/07/2025 |

#### Description:

**REDUCED in price** - Property composed of a farmhouse converted into two accommodations of 65 and 155m2. A further two houses of 110m2 and 90 m2 with their independent entrance each currently rented year-round. An independent guest room of 25m2.

Outbuildings converted into workshops, cellar, summer kitchen, garages and henhouse, a shed and a tobacco barn for agricultural purposes of 900m2.

Approximately 25 acres of gardens and meadows, a salt 10m x 5m swimming pool and two spring-water ponds.

This property is located near a charming hamlet, 15 minutes from Bergerac and its airport, 35 minutes from Périgueux and 1.15 hours from Bordeaux.

Property Tax of approx. 2400 Euro a Year.

The department of Dordogne has some very nice property and much to offer in terms of location, with houses situated in the many striking villages found amid the rolling hills. Some villages and towns are considered so picturesque that they are categorised as Les Plus Beaux Villages de France (the most



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beautiful villages in France). Walkers will delight in the rolling countryside of Dordogne and there is a wonderful feeling of space here. From your Dordogne property it is easy to find peace and quiet off the beaten track in the hills, woodlands and forests.

The Dordogne River is one of the reasons why this area is a popular choice for visitors. There's nothing better than to hire a canoe and explore it for yourself. Many locations can only be seen from the water and you can make your own enjoyable voyage. On the journey you are sure to uncover lovely beaches, which make ideal locations for swimming, sunbathing and paddling. Why not have a day trip from your Dordogne property? all you will need to do is pack a picnic and away you go.

The Dordogne region of south-west France is one of the most beautiful and popular destinations in the country. Visitors to this beautiful region of France discover many chateaux, beautiful medieval towns and villages, unspoiled countryside and prehistoric caves.

In addition to its castles, chateaux, churches, bastides and cave fortresses, the region has preserved from centuries past a number of wonderful villages which still have their market halls, dovecotes, tories (stone huts), churches, abbeys and castles. Saint-Leon-sur-Vezere, Connezac, Saint-Jean-de-Cole, La Roque-Gageac and many others are real jewels of architecture. As for the old quarters of Perigueux or Bergerac, restored and developed into pedestrian areas, they have regained their former charm.

The famous caves of Lascaux have been closed to the public, but a replica of Lascaux II is open to visitors and is a major tourist attraction. Perigueux has important Roman ruins, including an arena which is still visible inside a public park located near the town centre.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



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## Commun

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|-------------------|-----------------------|
| Chambres:         | 12                    |
| Salle de bains:   | 6                     |
| Dimesions du lot: | 100000 m <sup>2</sup> |

## Utility details

|          |     |
|----------|-----|
| Heating: | Oui |
|----------|-----|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.214.031 |
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