



Detached Country House with Outbuildings



Information de l'agent

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Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 388,239

Location

Pays:	France
Indicatif régional:	24270
Soumis:	11/03/2026

Description:

Situated just a few minutes' drive from the village of Payzac, this attractive stone property in the Dordogne offers a wonderful opportunity to create a beautiful home in the heart of the South-West France countryside, while remaining close to local amenities, offering excellent potential for renovation or conversion.

The property comprises:

Charming single-storey stone house with 3 rooms, featuring bright attic space suitable for conversion and a recently renovated roof.

Former piggery that has been partly converted, now offering 3 bedrooms as well as an additional room to renovate, providing the possibility of creating a bathroom.

Authentic bread oven in good condition, adding further character and charm to the property.

Superb stone barn completes the buildings and offers excellent possibilities.

The roof is new and the structure has been reinforced. It is divided into three sections:



Garage and workshop area with new electrical installation and an electric vehicle charging point, together with a wooden mezzanine structure;

Storage section arranged over three levels and a large open section rising to the roof ridge, allowing plenty of scope for the creation of a beautiful home or impressive living space.

The property enjoys a peaceful rural setting, while remaining close to the amenities of Payzac, including a bakery, butcher, small supermarket, pharmacy, post office, bank, bar-tabac and a primary school.

The whole sits on approximately 2.5 hectares (around 6 acres) of land, with open countryside views and a small pond at the far end of the property.

A charming countryside property full of character and potential, ideal as a renovation project, family home or lifestyle change in the Dordogne.

The property is quiet and close to the village and its services (school, butcher, bakery, bar-tabac, grocery store, pharmacy, post office, bank etc) with views over the rolling landscapes, on a land of about 6 acres with a pond.

Land Tax: 545 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 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.

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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.

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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.

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Condition: Good

Commun

Chambres: 5
Salle de bains: 1
Dimesions du lot: 26046 m²

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.259.137

