



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,378,613.92

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Le Bugue  
Posted: Oct 05, 2025

### Description:

Nestled in the heart of the Perigord Noir, just moments from the region's renowned historic landmarks, this exceptional property enjoys a serene setting at the end of a quiet country lane, with a charming tree-lined lane leading up to the house. Built from the area's signature local stone, the residence exudes timeless character and charm from the moment you arrive. Its inviting design is centered around a picturesque courtyard, creating a seamless blend of rustic elegance, warmth, and a welcoming atmosphere. Dating back to 1647, this historic property is set on an expansive 81,348 m<sup>2</sup> plot, offering sweeping, unobstructed views of the surrounding forest, countryside and garden. The residence features a spacious entrance hall, multiple beautifully appointed reception rooms filled with original features, and most rooms enjoying double-aspect views that flood the interiors with natural light. A large, well-equipped dining kitchen adjoins a formal dining room, while an office and ground-floor master suites offer added comfort and convenience. With a total of 8 bedrooms spread over two floors, this property presents exceptional potential for personalisation and transformation. The charming courtyard is surrounded by several outbuildings, including a guest annexe, a garage and spacious barns that could be renovated to create additional accommodation over two levels. A stunning outbuilding overlooking the pool currently serves as a summer kitchen and dining area, providing a superb entertainment space. With ample room to incorporate further habitable accommodation, this space offers a unique opportunity for expansion, if desired (subject to necessary permissions). The property enjoys breathtaking 360-degree panoramic views of the land, extending across the house's extensive grounds and showcasing the unspoiled beauty of the Dordogne countryside. There is a small lake which is fed by a source. Although the home requires some updating, it offers incredible potential for those seeking to restore and personalise a classic French property. With its expansive land, historic stone construction, and close



proximity to local amenities, this rare find presents a unique opportunity to create a distinctive living experience in one of France's most sought-after regions. The property is located close to a golf course, for those seeking outdoor pursuits.

### Common

Bedrooms:	8
Bathrooms:	5
Finished sq. ft.:	360 sq m
Lot Size:	81348 sq m

### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Additional information

Website URL:	<a href="http://www.arkadia.com/MLSM-T8845/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T8845/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	bvi78075
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