



Excellent 3 Bed Cottage for Sale in St. Avit Senieur Dordogne France



Информация об агенте

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Specialties:	
Property Type:	Apartments
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Languages:	English
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 229,615.2

Местоположение

Страна:	Франция
Почтовый индекс:	24440
Добавлено:	28.07.2026
Описание:	Excellent 3 Bed Cottage for Sale in St. Avit Senieur Dordogne France

Esales Property ID: es5555143

11 rue de l'Abbatiale
Le Bourg
St. Avit Senieur
Dordogne
24440

Stunning Fully Renovated 3-Bedroom Cottage with Large Garage

Location: Saint-Avit-Senieur, Dordogne, Perigord Noir, France

A Picture-Perfect Dordogne Character Home

Situated in the heart of the historic and peaceful village of Saint-Avit-Senieur, this beautifully restored three-story stone cottage offers the ultimate blend of rustic French charm, modern comfort, and



functional space. Facing the village square and located just steps from the village's world-famous UNESCO-listed medieval abbey, this property is a turnkey opportunity ideal for a permanent family home, an idyllic lock-up-and-leave holiday retreat, or a high-demand rental unit.

Property Overview & Interior Layout

Fully renovated to exceptional standards, the cottage features double glazing throughout, full radiator oil central heating, and connection to mains sewerage.

* **Ground Floor:** Step inside to fully tiled flooring throughout. The welcoming front living room flows seamlessly into an open-plan dining space. Just three steps up sits the separate, fully equipped kitchen. From the kitchen, step directly out onto a charming tiled terrace, shaded in summer by a picturesque ancient grape vine—the perfect spot for al fresco dining.

* **First Floor:** A wooden staircase leads to a small landing with original timber flooring. Here you will find two exceptionally large double bedrooms, alongside a modern, fully equipped shower room complete with toilet and basin.

* **Second Floor:** The top floor features a expansive open space with carpeted flooring. Currently arranged as a third bedroom (housing three single beds) along with a dedicated office area, this versatile room can easily serve as a primary master suite, creative studio, or guest suite.

Both the living area and bedrooms are equipped with large ceiling fans for cool summer comfort. A French telephone line services the first floor, and a TV antenna is installed for international television access.

Outbuildings, Terrace & Garage

Directly across the private tiled courtyard sits an impressive L-shaped garage building.

* **Outbuilding Facilities:** Adjacent to the garage is a covered area housing two 500-liter oil tanks for central heating. The main garage houses the central heating boiler, as well as the main water and electricity supplies.

* **Versatile Storage & Access:** The garage features floored upper storage accessible via an internal spring-loaded, extendable ladder, as well as an upper external door overlooking the rear square. Double doors open to the rear, with two side doors opening onto the courtyard.

* **Gated Access & Parking:** Positioned between the garage and the neighboring restaurant is an open corridor secured by a large, lockable metal gate leading to the Place du Fort, providing extensive public parking directly behind the property.

As an extraordinary bonus, the sale includes approximately 3.78 hectares (over 9 acres) of private woodland, located just 5 km east of the village!

Village Life & Premier Location

Saint-Avit-Senieur is a vibrant village featuring a popular local restaurant, primary school, convenience shop, and post office/mayor's office directly opposite the cottage. Active residents can also make use of



the excellent local tennis court.

- * Beaumont-du-Perigord (5 km): The nearest bastide town offers comprehensive services, including supermarkets, medical facilities, banks, bakeries, traditional butchers, and lively bars.
- * Bergerac: Just a 30-minute drive, with Bergerac Airport only 25 minutes away for quick international connections.
- * Regional Travel: Bordeaux is accessible in under 2 hours, and Toulouse in 2.5 hours.

From canoeing down the famous Dordogne River to exploring prehistoric caves at Lascaux and enjoying world-class local gastronomy, this property offers the absolute best of southwestern France.

ABOUT THE AREA

Set in the rolling hills of the Dordogne department in southwestern France, Saint-Avit-Senieur is a postcard-perfect rural commune steeped in rich medieval history. The village takes its name from Saint Avitus, a 6th-century hermit monk whose memory inspired the founding of a monastic community here. Today, this peaceful hamlet captures the quintessential spirit of the Perigord Noir with its warm limestone houses, terracotta roofs, and timeless French countryside charm.

The defining centerpiece of Saint-Avit-Senieur is its magnificent 11th-century abbey church, recognized as a UNESCO World Heritage Site as a key stop along the historic Via Lemovicensis pilgrimage route to Santiago de Compostela. Resembling a fortress as much as a place of worship, the massive Romanesque building features imposing stone walls, the atmospheric ruins of a former cloister, and rare surviving medieval frescoes inside. Walking through the tranquil village square beneath the shadow of the abbey feels like stepping straight back into the Middle Ages.

Life in Saint-Avit-Senieur revolves around slow-paced, authentic Mediterranean-influenced living and local Perigord gastronomy. The surrounding countryside is dotted with terraced farmland, dense oak forests, and picturesque hiking trails that snake through the Couze valley. Residents and visitors alike enjoy close proximity to iconic Dordogne landmarks, including nearby bastide towns like Monpazier and Beaumont-du-Perigord, as well as the bustling markets, world-class wines, and famous duck and truffle specialties of the wider region.

For travelers making their way to this hidden gem, accessibility is straightforward via regional transport links. The nearest airport is Bergerac Dordogne Perigord Airport (EGC), located roughly 30 to 35 kilometers (around a 30- to 35-minute drive) to the west. For broader international connections, larger hub options include Bordeaux Airport (BOD) and Toulouse-Blagnac Airport (TLS), both within a manageable two-hour drive.

MAiN FEATURES:

- * 185m² of living space
- * 1000m²
- * 3 Bedrooms
- * 1 Bathroom



- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Saint-Avit-Senieur France fast online

Tenanted: да

Общие

Спальни: 3
Готовые кв.м.: 185 кв м
Площадь участка: 185 кв м

Utility details

Heating: да

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.768.159

