

Beautiful country house, full of character. 9 bedrooms, 7 bathrooms, pool, grounds. Huge possibilities.

EXCLUSIVE



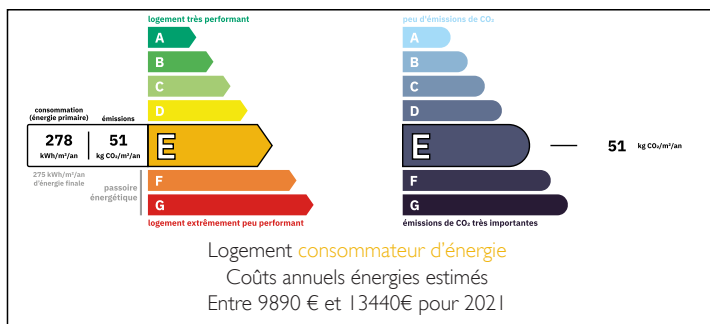
INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	400 m2
Plot Size:	20910 m2

IN BRIEF

Discover this stunning property set within expansive grounds, blending timeless charm with modern living. Its versatility offers opportunities for a large family home, a charming bed and breakfast, a boutique hotel, or an enchanting wedding venue. Featuring delightful living spaces, well-appointed kitchens, spacious bedrooms, serene garden views, and a refreshing swimming pool, this property promises an inviting and elegant lifestyle

ENERGY - DPE



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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

Nestled within a sprawling 20,910m² estate, this captivating property seamlessly blends classic charm with modern living. Its versatility opens up various possibilities, making it an ideal choice for a large family home, a cozy bed and breakfast, a charming boutique hotel, or an enchanting wedding venue.

The welcoming BREAKFAST KITCHEN (16.8m²) boasts modern storage units with granite worktops and lovely terracotta floor tiles. Adjacent to it, the BAR AREA (13.4m²) conveniently opens onto the garden, terrace, and pool area, offering a well-equipped bar with a sink and granite worktop.

The MAIN KITCHEN (26.8m²) is thoughtfully designed with modern storage units for easy living. In the LIVING ROOM (31m²), a charming chimney adds coziness during winter, and its door opens to the front garden.

The spacious LARGE DINING ROOM/RECEPTION ROOM (81m²) features a beamed ceiling and wooden floor, perfect for hosting gatherings. The UTILITY ROOM (8.35m²) holds a gas boiler for central heating, a separate W.C., and a laundry space.

On the ground floor, three generously-sized bedrooms offer serene garden views. GROUND FLOOR BEDROOM 1 (24m²) features a fireplace, while GROUND FLOOR BEDROOM 2 (22.5m²) offers a working wood-burning stove and an ENSUITE SHOWER ROOM. GROUND FLOOR BEDROOM 3 (23m²) with an additional space of 17m² includes an ENSUITE BATHROOM with a freestanding bath, W.C., and hand basin.

The upper level welcomes you with a SPACIOUS LANDING, leading to BEDROOM 4 (22m²) with its own ENSUITE BATHROOM. An adjoining hall leads to bedrooms 5, 6, and 7, offering flexibility to...

LOCAL TAXES

Taxe foncière: 4052 EUR

Taxe habitation: EUR

NOTES