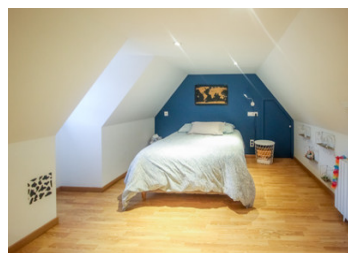
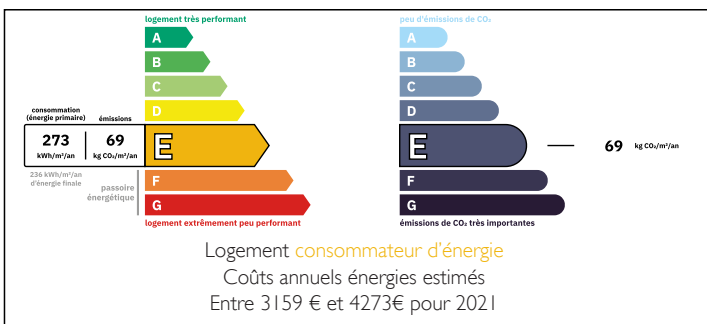


## Estate with several houses



## ENERGY - DPE



## INFORMATION

Town:	Campsegret
Department:	Dordogne
Bed:	12
Bath:	6
Floor:	430 m2
Plot Size:	100000 m2

## IN BRIEF

Beautiful stone property consisting of a farmhouse divided into two independent dwellings with no work required. The house has 3 bedrooms and the studio 2 bedrooms.

The second building is a large barn divided into workshop, garage, studio and summer kitchen, adjoining the heated saltwater swimming pool (10x5) with new liner and covered terrace.

Two other completely independent dwellings with private entrances are currently rented on a year-round basis.

Another building could be rehabilitated to become another dwelling with another independent entrance.

A large agricultural hangar and a tobacco drying shed are located on the land opposite the estate.

The grounds extend to 11 hectares of meadows and woods with two spring-fed ponds.

This beautiful property is located in a peaceful setting close to Bergerac (15min) and its airport, 35

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Beautiful stone property (430m<sup>2</sup>) divided into two dwellings:

The main house (155m<sup>2</sup>) comprises:

Ground floor: large living/dining room with beautiful fireplace and bright open kitchen, large entrance hall, study, two bedrooms, shower room with separate wc and laundry/boiler room.

Upstairs: a lovely bedroom with new shower room and separate toilet, and a room used as an attic/games room.

The Gîte (65m<sup>2</sup>) comprises:

Ground floor: living/dining room opening onto the kitchen, bedroom, shower room with laundry area and separate toilet.

Upstairs: bedroom and large landing for another bed or office area.

The barn (150m<sup>2</sup>) has been divided into a large workshop, garage, studio (shower+bedroom) and summer kitchen. The latter is adjoining and opens onto a covered terrace leading to the heated saltwater swimming pool (10x5) with new liner.

Access is via an electric gate.

A second gate gives access to another independent building in need of renovation.

Large vegetable garden and fruit trees.

Oil-fired central heating and compliant septic tank.

Another private access road leads to the two houses (90m<sup>2</sup> and 110m<sup>2</sup>) currently rented out on a year-round basis and which could become gîtes.

Each has 3 bedrooms, an open-plan kitchen, bathroom, laundry room/garage and individual oil/electric heating. They are equipped with a standard septic tank and double-glazed windows.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>