

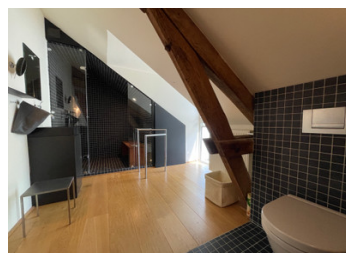
Black Perigord : 2 stone houses each with their own pool and 8 ha of adjoining land and forest

EXCLUSIVE



INFORMATION

Town:	Rouffignac-Saint-Cernin-de-R
Department:	eilhac Dordogne
Bed:	8
Bath:	5
Floor:	330 m2
Plot Size:	79595 m2



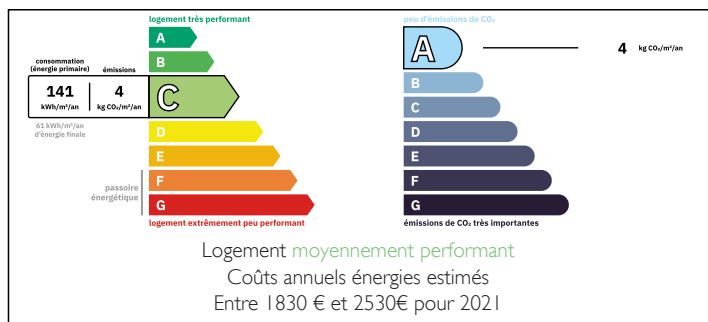
IN BRIEF

In the heart of the black Périgord, not too far from a village center with all the comodities, but still located with the necessary privacy and unobstructed views, you will find these 2 exceptional, homes each with their own pool and garden. This property also has a large barn, a small house with stables, a large garage with workshop, a second garage and a sauna.

The main house is composed as follows: - on the ground floor we find an entrance hall with guest toilet, an office, an inviting living room with adjoining fitted kitchen and separated by a communal fireplace, 1 spacious bedroom with ensuite bathroom; - on the first floor there are 3 bedrooms - 1 with Japanese shower - and a bathroom.

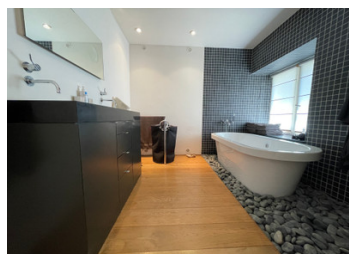
The second house has a cozy living room with dining room and open...

ENERGY - DPE



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.



## DESCRIPTION

Main house total 163m2

- kitchen 30
- Master bedroom 21
- Office 13
- Living 34
- Bathroom 9 & 6
- Bedroom 14
- Palier 20

Second house total 109m2

- living, open kitchen and dining 56
- master bedroom 19 and bathroom 7
- 2 bedrooms 10 & 10
- Bathroom 6

Barn 75 + 48

Little house + stables 80

Atelier 36

Sauna + sanitair 56

Swimming pool main house 13 x 5

Swimming pool sec house 10 x4

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

## LOCAL TAXES

Taxe foncière: 2286 EUR

Taxe habitation: EUR

## NOTES