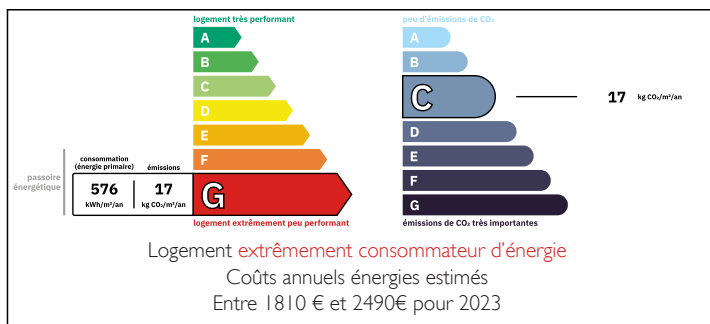


A historic 13th-century maison forte, rich in character and charm, featuring three separate residences.

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|-------------|
| Town: | Le Bourdeix |
| Department: | Dordogne |
| Bed: | 8 |
| Bath: | 5 |
| Floor: | 405.51 m2 |
| Plot Size: | 124884 m2 |

IN BRIEF

The property includes traditional barns, expansive woodland, a swimming pool, and extensive grounds, offering a unique blend of history and modern comfort. The houses are built around a charming enclosed courtyard.

The restoration of this exceptional property has been carried out with great care, preserving its authentic Romanesque, Gothic, and Renaissance features while maintaining a rustic charm. .

Le Bourdeix is a picturesque commune nestled in the heart of the Dordogne department in southwestern France. Known for its tranquil rural charm, this small village is surrounded by the breathtaking natural beauty of the Périgord-Limousin Regional Natural Park. The area is characterized by rolling hills, dense forests, and meandering rivers, making it an ideal destination for nature lovers and outdoor enthusiasts.

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

The main house 228,69m² features a distinctive architectural detail above the entrance: a "guetteur," or Gothic granite window seat, located on the first floor. The house was originally fortified with narrow arrow-slit windows, designed to provide defensive protection while limiting exposure.

The entrance opens into a welcoming hall, where a staircase leads to the first floor. To the right of the hall, you'll find a bathroom, a separate shower room, and an additional WC.

On the left is the kitchen and dining area, an impressive 49m² space adorned with massive oak and chestnut beams spanning the ceiling. The floor, an ancient *pisé* surface, is composed of pale coffee-colored river pebbles arranged in a mosaic pattern symbolizing water (drops), the sun (circles), and the moon. There is plenty of room for a kitchen table. The kitchen also boasts a grand open fireplace and was renovated in 2021, featuring modern appliances powered by bottled gas.

A south-facing door leads from the kitchen to a terrace shaded by a pergola entwined with a thriving vine. A modern sundial, carved in stone and inscribed with the phrase *"Le soleil est Rapyde"*—a wordplay on time and the location—adds a unique touch. The south-facing façade of the house stretches over 40 meters in length.

Adjoining the kitchen/dining area is a spacious sitting room, also 49m². This cozy retreat also includes a wood-burning stove and built-in bookcases.

On the first floor, there are 4 bedrooms plus a...

LOCAL TAXES

Taxe habitation: EUR

NOTES