

Charming stone house



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Maime-de-Péreyrol
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	350 m2
Plot Size:	28550 m2

IN BRIEF

This middle-class house between Bergerac and Périgueux is a real gem for lovers of authenticity and restoration. Here are a few highlights to help you make the most of it:

An idyllic setting: With 2 hectares 85 of land, a lake and a well, this property offers a peaceful, leafy setting, perfect for nature lovers.

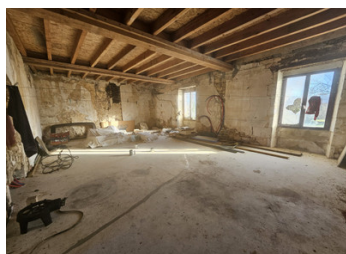
Exceptional potential: The refurbished shell provides a solid base for conversion work. Each room, with its high ceilings and period features, provides the perfect canvas for expressing your ideas and style.

Multiple uses: The four lean-to buildings in the grounds add remarkable flexibility. Whether you want to create leisure areas, workshops or storage areas, the options are numerous.

A creative and unique project: This property is ideal

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

****A hidden treasure between Bergerac and Périgueux**.**

Let yourself be seduced by this charming house, a real gem for lovers of authenticity and daring projects. Situated in a bucolic setting, this property has everything it takes to become a haven of peace where every detail tells a story.

****An enchanting setting**

Imagine waking up to the sound of birdsong, with a breathtaking view over a 2.85-hectare estate. A lake glistening in the sunlight and a well steeped in history add a touch of poetry to this unique setting. This corner of paradise offers a perfect harmony of tranquillity and inspiration, ideal for recharging your batteries or welcoming family and friends.

****A heritage to be reinvented**

The house, with its renovated structure, is a blank canvas ready to welcome your dreams. The majestic high ceilings, exposed beams and period details all bear witness to a timeless charm. Each room invites the imagination: a living room bathed in light, a convivial kitchen, or bedrooms that can be transformed into cosy hideaways.

****Outbuildings full of promise**

Four outbuildings dot this vast plot, offering unrivalled potential. Create an artist's studio bathed in light, a relaxation area with a view of the lake, or even independent accommodation for your guests. Give free rein to your creativity in this space full of character.

****A setting for unforgettable moments****

This property is much more than a house: it's a place where past...

LOCAL TAXES

Taxe foncière: 580 EUR

Taxe habitation: EUR

NOTES