

## Unique 18th century estate in the Perigord Noir



## INFORMATION

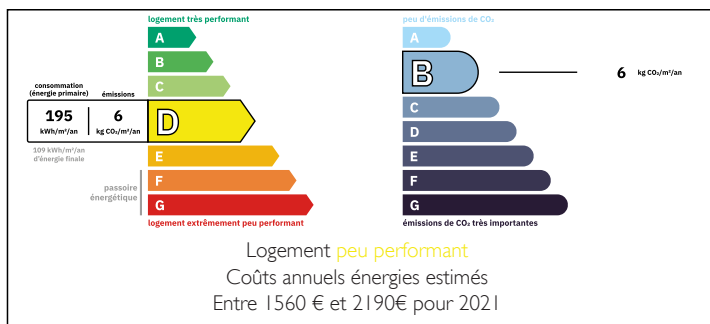
Town:	Fleurac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	122000 m2

## IN BRIEF

Discover this rare gem in the heart of the enchanting region of the Perigord Noir. Situated on a quiet dead-end country road, this estate offers an oasis of peace and privacy, with no direct neighbours and a breathtaking view of the lovely village of Fleurac. A beautifully renovated manor house offers 200m2 of living space, where authentic charm and modern comfort come together. A magnificent infinity pool with panoramic views of the surrounding nature.

A 100m2 tenant house to be restored offers additional possibilities as a guest house, artistic studio or work space. Two spacious barns offer additional potential for storage or creative projects. The estate extends over 12 ha of forest and fields. And yet only 5 minutes from all amenities. A great opportunity for bon vivants and investors in a peaceful piece of paradise.

## 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

Dimensions in m<sup>2</sup>

Main house

- Open kitchen: 17.5

- Dining room: 14.5

- Living room: 33

- Bedroom 1: 26

- Shower room: 5.5

Upstairs (height 1.80)

- Hallway: 10

- Bedroom 2: 15.5

- Bedroom 3: 14.5

- Bedroom 4: 11

- Shower room: 6.5

Basement: 20

Small house: Consists of a living room, kitchenette, bathroom, and the possibility of 2 bedrooms upstairs: 96m<sup>2</sup>

Barn 1: 160m<sup>2</sup>

Barn 2: 54m<sup>2</sup>

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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 habitation: EUR

## NOTES