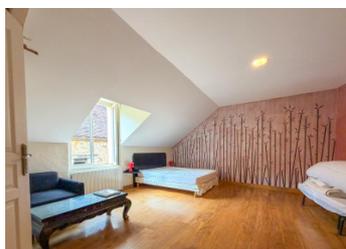
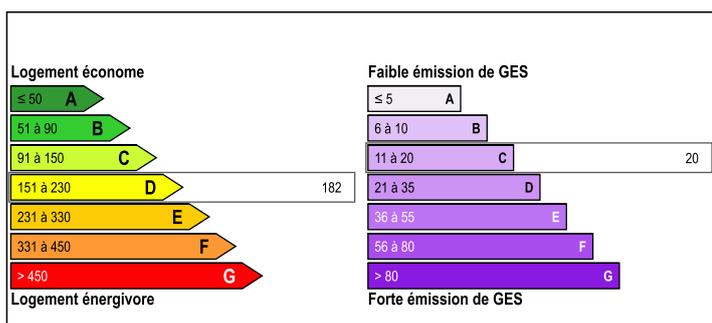


## Character house with 7 bedrooms and barn in the heart of the Périgord Noir

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Rabier
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	262 m <sup>2</sup>
Plot Size:	3624 m <sup>2</sup>

## IN BRIEF

In the Périgord Noir region, this superb character property of 410 m<sup>2</sup> is nestled on the heights of Saint-Rabier, in a peaceful and charming hamlet.

The property consists of four independent buildings, offering great potential!

The main stone house, fully renovated, covers 262 m<sup>2</sup> and can accommodate up to 12 people. It includes 7 bedrooms, 4 of which have en-suite bathrooms, a spacious 62 m<sup>2</sup> living room with a wood stove, and a fully equipped independent kitchen. Outside, there are three stone barns (65 m<sup>2</sup>, 68 m<sup>2</sup>, and 16 m<sup>2</sup>), all in excellent condition, offering numerous possibilities for development.

A stunning covered outdoor swimming pool is beautifully situated between the buildings.

The electrical network and individual sewage system

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

In the Périgord Noir, this stunning 410 m<sup>2</sup> character property is nestled in the heights of Saint-Rabier, in a peaceful and welcoming hamlet. It consists of four independent buildings offering exceptional potential.

The main house, fully renovated, combines charm with modern comfort. With 262 m<sup>2</sup> of living space, it can accommodate up to 12 people and features 7 spacious bedrooms ranging from 10 to 20 m<sup>2</sup>, including 4 suites with private bathrooms. A beautiful 62 m<sup>2</sup> living room with a wood-burning stove creates a warm and inviting atmosphere. The independent kitchen is fully equipped, designed for everyday practical use. A private parking area provides easy access and parking for several vehicles.

Outside, three magnificent stone buildings of 65 m<sup>2</sup>, 68 m<sup>2</sup>, and 16 m<sup>2</sup> with excellent structural condition offer numerous possibilities for development. These could be transformed into independent living spaces for a tourist or long-term rental project, converted to create an exclusive family estate with private areas for each member, or simply preserved as they are, allowing immediate enjoyment of the main house without the need for renovation.

If you wish to undertake renovations, I can assist you in obtaining accurate cost estimates to help optimise your investment. This property represents a rare opportunity for a high-potential real estate project. It is ideal for a profitable rental investment by renovating the other buildings, or for creating a family estate in a peaceful and authentic setting.

The location is prime, set in a tranquil and green environment, near...

## LOCAL TAXES

**Taxe foncière: 2365 EUR**

**Taxe habitation: EUR**

## NOTES