

Ref: A36224PHV24

Price: 787 500 EUR

agency fees to be paid by the seller

#### Exquisite Farmstead for Sale in the Heart of the Perigord Noire



# INFORMATION

Town: Rouffignac-Saint-Cernin-de-R

eilhac Dordogne Department:

9 Bed:

7 Bath:

Floor: 359 m2

Plot Size: 31000 m2









Discover the enchanting charm of this extensively farmstead, renovated nestled amidst breathtaking rolling countryside of the Dordogne. Built from the region's signature honey-coloured limestone, this property is a true gem that embodies the essence of rural elegance.

Set on a sprawling ten-acre domain, this idyllic retreat offers unparalleled peace and tranquility, while remaining conveniently just a five-minute drive from the village of Rouffignac St Cernin de Reilhac, where you can immersing yourself in nature while being close to local amenities and attractions.

Situated at the end of a quiet road, this farmstead ensures privacy and seclusion, allowing you to fully immerse yourself in the tranquility of the Dordogne landscape.

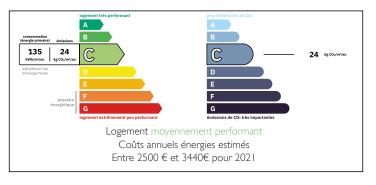








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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### LOCAL TAXES

Taxe foncière: 3291 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Main House Features

The main residence boasts four spacious bedrooms, each featuring an ensuite bathroom for ultimate comfort and privacy. The open kitchen invites creativity and connection, while the cozy living area serves as the heart of the home. Step outside to enjoy the beautiful terraces that offer stunning views of the lush countryside, making it an ideal spot for relaxation and entertaining.

Gîte for Guests or Investment

In addition to the main house, this property includes a charming gîte (renovated) with five bedrooms and three bathrooms. The open living space, complete with an inviting kitchen and covered porch, provides a perfect setting for guests or can serve as a lucrative rental opportunity.

The views from the porch are simply breathtaking, making it a delightful space to unwind.

The outdoor area is a true highlight, featuring a large  $12m \times 6m$  heated swimming pool, complete with wide Roman steps for easy access. This inviting pool is perfect for relaxing on warm summer days or hosting poolside gatherings.

Additionally, you'll find a substantial pantiled abri (shelter) within a generous 250m² area, fitted out with a summer kitchen that boasts hot and cold running water, making meal preparation a breeze. A top-of-the-line Weber gas BBQ with a side burner can handle meals for a small army, while a large modern fridge ensures ample food storage and chilling of refreshing drinks.

The entire swimming pool area is completely enclosed by a norm-compliant security fence, providing peace of mind. Child-proof gated access...