

3 Bedroom, 3 bathroom single storey house in pretty village with separate gite and large garden.



INFORMATION

Town:	Ginestet
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



IN BRIEF

Idyllic Stone Farmhouse with Guest Cottage Near Bergerac

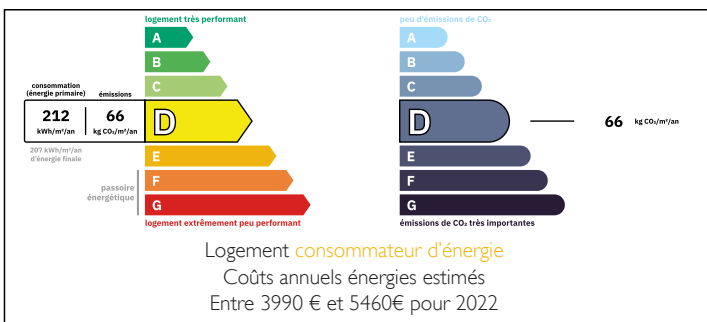
Fall in love with this beautifully renovated stone farmhouse and guest house set in over 6,000 m² of peaceful countryside just 7 km from Bergerac. Enjoy stunning views, total privacy, and flexible living spaces – ideal for family, guests, or rental income.

The main house offers 3 en-suite bedrooms, a bright open living area, a modern kitchen, and a covered terrace with fireplace. A charming 75 m² gîte with its own terrace adds even more appeal.

With new roofs, double glazing, oil central heating, and a private well, this move-in-ready home blends comfort with character.

A rare gem in the Dordogne – perfect for a new life in France.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Escape to Your Future Home in the Heart of the Dordogne Countryside – Just Minutes from Bergerac

A charming, fully renovated stone farmhouse and separate guest house nestled in a lush, green setting just 7 km from the centre of Bergerac and 15 minutes from the A89 motorway. Perfectly positioned on elevated ground, the property boasts panoramic views over the surrounding countryside.

As you approach via a private driveway, the home reveals itself amidst over 6,000 m² of beautifully maintained gardens filled with mature fruit trees and flowering plants. There is ample parking for several vehicles.

The Main House – Approx 150 m² of Light, Space, and Comfort

This single-storey character home blends rustic charm with modern comfort

A bright, open-plan living space with fireplace, ideal for cosy evenings

Dining area and office space (53 m²), perfect for working from home

Spacious, fully equipped kitchen (19 m²)

Three bedrooms, each with its own generous en-suite bathroom and WC:

Bedroom 1: 9 m²

Bedroom 2: 12 m²

Bedroom 3: 19 m²

Enjoy year-round outdoor living on the covered 16 m² terrace, complete with a built-in fireplace – perfect for barbecues or relaxed evenings in cooler seasons.

Additional features include: