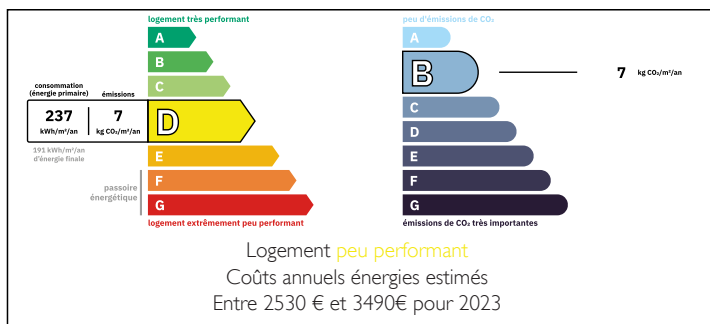


Peaceful haven with no overlook, 3 independent units, pool, 3,5ha of nature close to Bergerac



ENERGY - DPE



INFORMATION

Town:	Creysse
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	203 m2
Plot Size:	35957 m2

IN BRIEF

Nestled in a preserved natural setting with no overlooking neighbors, this exceptional 3.5-hectare property offers peace and serenity just 5 minutes from Bergerac.

It features three independent dwellings: a cozy 30 m² gîte, perfect for rental income; a bright 100 m² main house with a living room, open kitchen, wood stove, three bedrooms, and a terrace; and a recent 78 m² extension providing a spacious living area, kitchen, two bedrooms, an office/dressing room, and a covered terrace.

High-quality amenities include a new 10x5 m pool, an outbuilding, and direct access to wooded trails for walks and outdoor activities.

Optimal comfort is ensured with new PVC double glazing, a renovated roof and insulation, and an individual sanitation 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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover an Exceptional Property in a Verdant Haven!

Nestled in a peaceful and preserved environment, this rare property offers an unparalleled quality of life, surrounded by nature with no overlooking neighbors and a breathtaking panoramic view.

Set on 3.5 hectares of wooded land, this harmonious estate consists of three independent dwellings, perfect for a gîte project or a family residence.

The 30 m² gîte, fully renovated and tastefully furnished, features a cozy living space with an open kitchen, a comfortable bedroom, a modern bathroom, and WC—ideal for guests or rental income.

The 100 m² main house, bathed in natural light, includes a spacious living area with an open kitchen and wood stove, three comfortable bedrooms, a bathroom, a shower room, two WCs, and a charming terrace, perfect for relaxation in the tranquil setting.

The recent 78 m² extension adds numerous customization options, offering a spacious living room, kitchen and back kitchen, two bedrooms, an office/dressing room, two WCs, and a covered terrace for serene outdoor moments.

A true outdoor paradise completes this exceptional estate, featuring a new 10x5 m pool, a terrace seamlessly integrated into nature, and functional outbuildings.

With direct access to the woods, this property invites scenic walks, hiking, and contemplation, providing an inspiring and privileged setting.

High-quality amenities include new PVC double glazing, a renovated roof and insulation, and an