

UNDER OFFER - Peaceful haven with no overlook, house divided in 3 units, pool, 3,5ha of nature



## INFORMATION

Town:	Creysse
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	213 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.



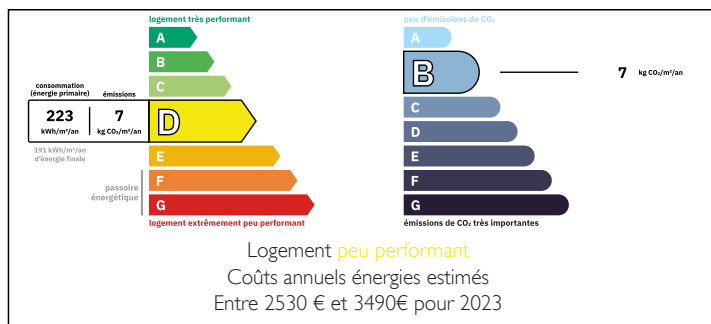
The house is divided in 3 units: a cozy 30 m<sup>2</sup> studio, perfect for rental income; a bright 100 m<sup>2</sup> main house with a living room, open kitchen, wood stove, three bedrooms, and a terrace; and a 78 m<sup>2</sup> extension providing loads of possibilities and a covered terrace.



Renovated 10x5 m pool, an outbuilding for storage, private parking.

Optimal comfort is ensured with new PVC double glazing, a renovated roof for the main house and insulation.

## ENERGY - DPE



Individual sanitation system is not compliant.

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

Come and discover an exceptional property nestled in a lush green setting!

Located in a peaceful and preserved environment, this rare property offers an incomparable quality of life. Surrounded by nature with complete privacy, it enjoys breathtaking open views and a serene atmosphere, ideal for those who cherish tranquility.

Set on 3.5 hectares of wooded land, this superb house includes three separate living units, perfect for a gîte project or a multi-generational family residence.

The fully renovated 30 m<sup>2</sup> studio has been thoughtfully designed and offers a warm living space with an open kitchen, a sleeping area, a modern shower room and WC. Ideal for hosting guests or generating rental income.

The bright 100 m<sup>2</sup> main house features a welcoming living area with an open kitchen and wood-burning stove. It includes three comfortable bedrooms, a shower room, a bathroom, three WCs (including one separate), as well as a terrace inviting you to relax and enjoy the surrounding natural landscape.

The 78 m<sup>2</sup> extension offers numerous possibilities for customization. Some work remains to be completed, such as installing a kitchen and a shower room, creating a staircase to access the upper floor, and opening up a wall to bring more natural light into the living spaces. Its covered terrace is perfect for peaceful outdoor moments.

The outdoor paradise completes the property with a renovated 10×5 m swimming pool surrounded by a terrace harmoniously integrated into the natural environment, as well as a storage area of approximately 60 m<sup>2</sup>.

Its ideal location, just...

## NOTES