

Charming Estate in Saint-André-de-Double: Gîtes, Pool, Nature & Heritage in the Heart of the Périgord

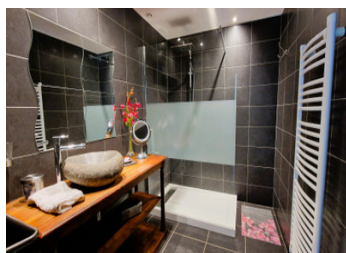
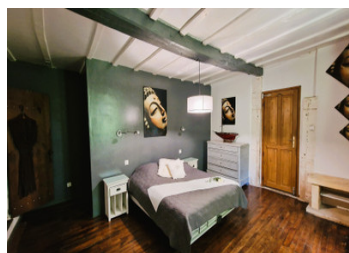
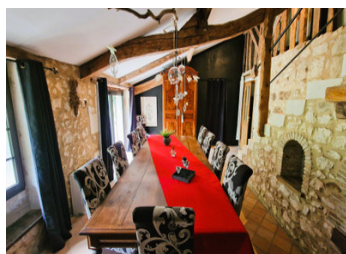
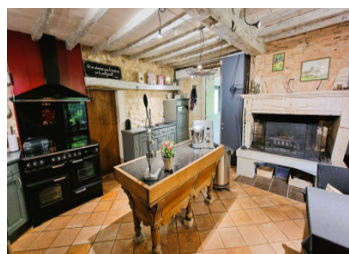


INFORMATION

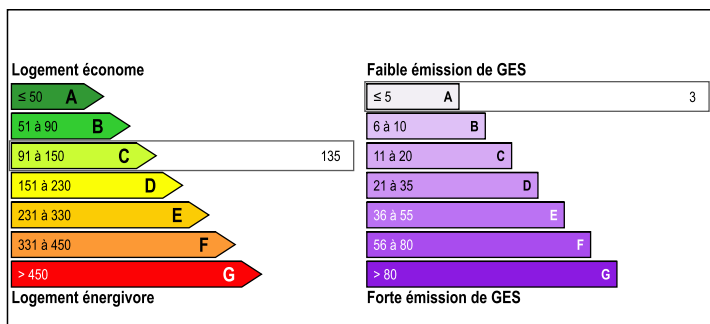
Town:	Saint-André-de-Double
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	390 m2
Plot Size:	63975 m2

IN BRIEF

This exceptional 6-hectare estate in Saint-André-de-Double includes a pond, heated saltwater pool, tennis court, gîtes, guest rooms, wine cellar, and a barn. Perfect for horse lovers, it offers direct access to nature trails from the property. A unique combination of comfort, heritage, nature, and equestrian leisure in the Périgord Vert region.

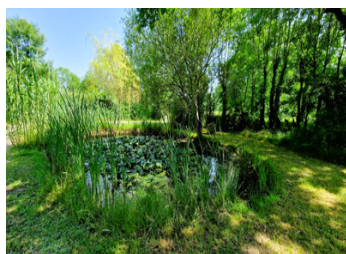


ENERGY - DPE



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.



DESCRIPTION

Located in Saint-André-de-Double, this over 6-hectare estate blends charm, comfort, and tourism potential with a rare feature: direct access to equestrian trails right from the property. Surrounded by the Double Forest, Échourgnac Abbey, and Ribérac, the setting is both natural and historic.

The 19th-century main house impresses with exposed beams, a grand fireplace, hardwood floors, air conditioning, and a bright veranda. It includes two bedrooms, one of which is a master suite with a closed fireplace.

A separate gîte with a cathedral-style entrance, terrace, and wood stove complements the property, along with two additional guest rooms. Amenities include a heated saltwater pool (15x7 m), a regulation tennis court, and a wine cellar with a tasting room.

This estate is ideal for horse enthusiasts, offering direct access to numerous riding trails in the heart of preserved nature, along with the possibility to convert the barn into horse stables.

High-quality insulation and efficient heating systems ensure excellent energy comfort. Ideal as a luxury second home or an upscale tourism project.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1369 EUR

Taxe habitation: EUR

NOTES