

Hamlet in the heart of rural France - A Rare Opportunity in the Périgord Vert



INFORMATION

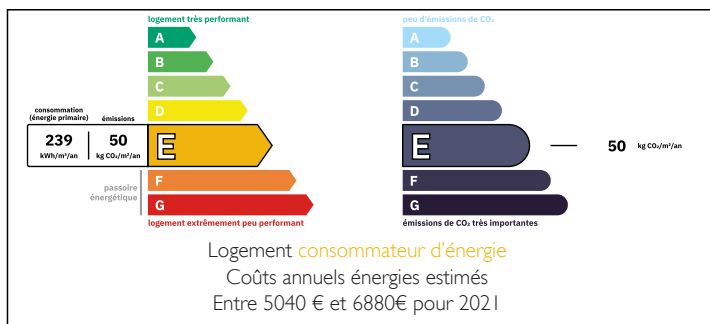
Town:	Grand-Brassac
Department:	Dordogne
Bed:	8
Bath:	4
Floor:	600 m2
Plot Size:	323713 m2



IN BRIEF

In a stunning natural setting in the heart of the Périgord Vert, this unique hamlet offers 420 m² of living space set on 34.6 hectares of land (orchards, farmland, woodland). Multiple outbuildings with existing planning permissions to substantially increase the habitable space. Includes a manor house, several houses, barns, wine cellar, and sheepfold. Natural spring, well, large water reservoir, permaculture vegetable garden, and truffle orchard. A new 2024 phyto-purification system supports 75 residents and up to 300 for events. Ideal for a family estate, eco-tourism, or agricultural project. Full details available on request.

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

Set in a peaceful and picturesque natural environment in the heart of the Périgord Vert, this exceptional hamlet is now offered for sale. The property includes approximately 420 m² of habitable space, a variety of outbuildings, and 34.6 hectares (85 acres) of continuous land made up of orchards, farmland, and forest.

This unique estate presents an ideal opportunity for a large family home, an ecological living project, or a combined agricultural and tourism venture. With existing planning permissions in place, the total potential for built space extends to 2,150 m², of which up to 1,940 m² could be used as living accommodation.

The current buildings include a beautiful 215.35 m² maison de maître with an adjoining 107 m² garage. Planning permission has already been granted to convert this space into a multipurpose reception hall for up to 99 guests and a gîte accommodating 14 people. There is also a 88.23 m² house, which can be extended by a further 50 m², and includes two solid outbuildings used for storage. A 117,31 m² former farmhouse is also part of the ensemble, with permission to convert and extend it to 308 m². This sits alongside a 169 m² barn, which has approval for transformation into a residence with a possible extension up to 335 m².

Also on the property is a charming 62 m² former dwelling, with plans allowing its expansion to 114 m². A large barn and workshop area totaling 173 m² already has permission to be converted...