

Rare Property with House, 2 Gîtes, and Nearly 9 Hectares



INFORMATION

Town:	Aubas
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	173 m2
Plot Size:	89000 m2

IN BRIEF

In the heart of the Périgord Noir, come and discover this rare and authentic property, located at 20 min from Sarlat and 10 min from Montignac, right in the heart of the Vézère Valley. This property offers an ideal living environment, surrounded by nature, with complete privacy, yet close to all amenities.

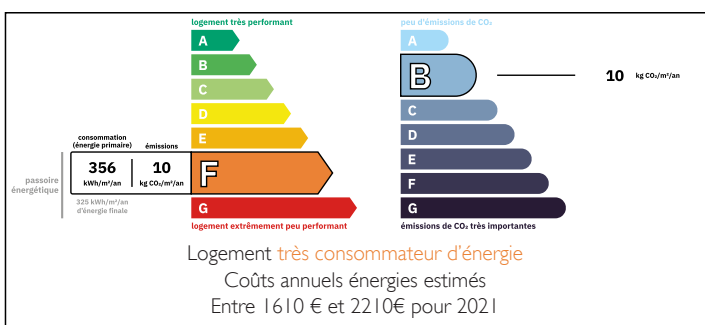
Let's start with the warm and perfectly maintained main house, which features three beautiful bedrooms, each with its own private bathroom, as well as spacious and bright living areas where comfort and well-being are guaranteed.

More, there are two independent accommodations: one fully equipped and ready to welcome guests, and a second one, nearly completed, that simply awaits your personal touch to bring it to life.

The entire property extends over nearly 9 HA of land, combining meadows and woodland, offering a

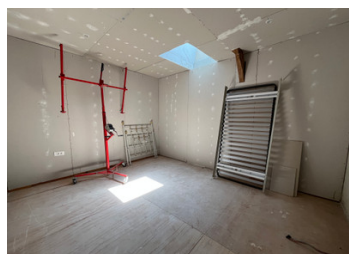


ENERGY - DPE



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

I – The Main House

The main house offers generous spaces and a functional layout.

Ground floor:

- A spacious kitchen and dining area of 29 m², with direct access to the terrace offering a 360-degree panoramic view.
- A separate 29 m² living room featuring a private, authentic Irish-style bar.
- An entrance hall.
- A separate WC.

These rooms are heated by two wood-burning stoves located at either end of the living spaces, creating a warm and friendly atmosphere.

It is also possible to open the living room onto the kitchen to create a large open-plan space of just over 60 m².

All the flooring is solid wood and in excellent condition. The walls, beams, and all structural elements are perfectly maintained. The windows are single glazed but do not affect the overall comfort of the house.

First floor:

- Three spacious bedrooms of 13 m², 13 m², and 20 m².
- Each bedroom has its own private bathroom or shower room with a WC, offering great comfort and privacy.

Basement:

- A total of 72 m², ideal for storage or conversion into additional usable space.

II – Gîte I – 42 m²

- Fully renovated and operational.
- A pleasant 20 m² living room with an open kitchen, lounge area, and dining space.
- Two bedrooms of 9 m² each.
- A bathroom and a separate WC.