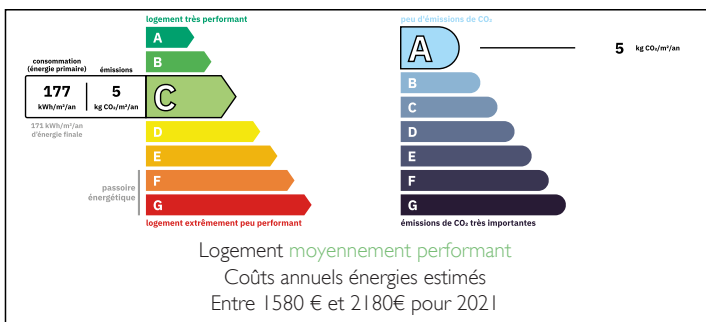


Dordogne - St Astier : Beautiful restored 13 hectare house, in a peaceful setting with swimming pool and stunn



ENERGY - DPE



INFORMATION

Town:	Montrem
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	290 m2
Plot Size:	130000 m2

IN BRIEF

Superb residence, ideal for 1 family and/or holidays, with elegant, warm comfort. The 13-hectare property comprises :

- Dwelling house with 10 rooms on 3 levels
- 100, 90 and 200 m² outbuildings
- 5x10 m swimming pool with equipment room

The assets of this property :

- Beautiful courtyard and formal garden
- Charming old wooden floors, beams and stone fireplace
- Fitted kitchen with fireplace overlooking garden
- 13 hectares of land, meadows and woods
- Pellet-fired boiler with 2022 silo
- Photovoltaic panels with production resale
- 5x10 swimming pool with liner 2024
- 1 well and 1 rainwater tank 60,000 litres
- Sanitation up to standard
- 3 building plots
- Spacious, light-filled 50 m² living room with stone

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

Beautiful 13 hect property comprising :

House on 3 levels with :

- Garden level: 1 entrance hall, 1 fitted kitchen, 1 lounge, 1 living room, 1 WC and 1 study.
 - 1st floor: 5 bedrooms, 1 with en-suite WC and 1 with bathroom, 1 dressing room and 1 shower room.
 - 2nd floor: 1 large room with exposed beams.
- Outbuildings of 100, 90 and 200 m²
5x10 m swimming pool with pool house

On the outskirts of Saint Astier, 10 minutes from the train station, 20 minutes from Périgueux, 45 minutes from Bergerac airport and close to the Bordeaux - Brive - Clermont Ferrand motorway entrance.

This magnificent, welcoming property combines the comfort and charm of houses with a history and a soul.

It's a haven of peace, a little corner of paradise.
No noise, no stress, just nature and calm.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES