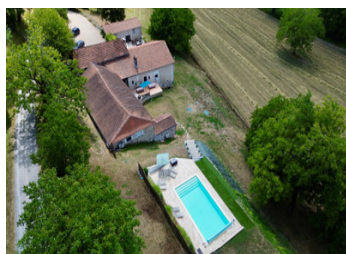


Exceptional Renovated Property in the Dordogne – Ideal Family Home or Business Opportunity



INFORMATION

Town:	Tocane-Saint-Apre
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	296 m2
Plot Size:	8086 m2

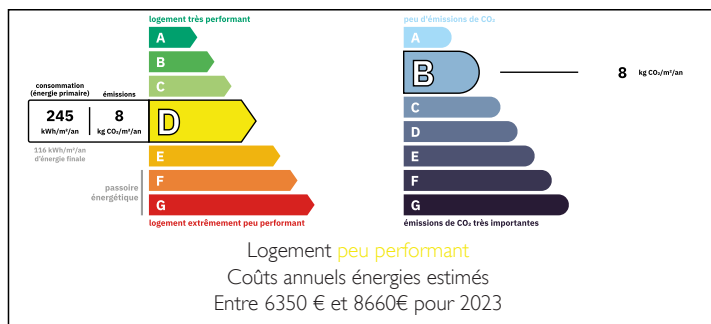


IN BRIEF

Located in the heart of the Dordogne countryside, close to Ribérac, Brantôme, and Périgueux, this beautifully renovated property offers a unique blend of charm, comfort, and versatility. Carefully restored using quality materials, it provides flexible accommodation suitable for a family residence, guest house, or thriving business venture.

Previously operated as a successful yoga and wellness retreat, the tranquil setting and open countryside views create the perfect environment for relaxation and inspiration. The property's layout lends itself to a wide range of business opportunities, including holiday rentals, workshops, or hospitality.

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

This is an exceptional opportunity to acquire a beautifully renovated property in a sought-after area of the Dordogne, offering a perfect blend of lifestyle, business potential, and unspoiled natural beauty.

Property Overview

You arrive via a quiet country lane, where superb views and ample parking for up to 10 cars immediately set the tone.

Independent Gîte:

Spacious open-plan living area with fitted kitchen (including oven, hob, and dishwasher)
Large glazed doors opening onto a private terrace with panoramic views
Generous bedroom with full-height ceiling, freestanding bath, and en-suite shower room

The Farmhouse:

Retains charming original features, including a traditional kitchen fireplace
Cosy sitting room with large wood-burning stove for winter evenings
Four comfortable bedrooms and two bathrooms – ideal for family or guest use
Practical basement with direct garden access, perfect for storage or garden equipment

Guest/Business Accommodation:

Thoughtfully designed with a welcoming reception area and kitchenette
Three bedrooms, twin shower rooms and wet room.
Spacious studio with natural stone walls, underfloor heating, and large glazed doors leading to a terrace and garden – ideal for yoga, workshops, or creative projects.

Additional Features:

Covered area linking the barn to the farmhouse
Renovated pigsties offering extra rooms for pool changing, massage spaces, or storage
10m x 5m heated swimming pool (installed in 2019)

LOCAL TAXES

Taxe foncière:	1 400 EUR
Taxe habitation:	EUR

NOTES