

A very grand & spacious 2 bedroom character house with two gîtes, swimming pool & 23 hectares of land.

EXCLUSIVE



## INFORMATION

Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	321 m2
Plot Size:	232901 m2

## IN BRIEF

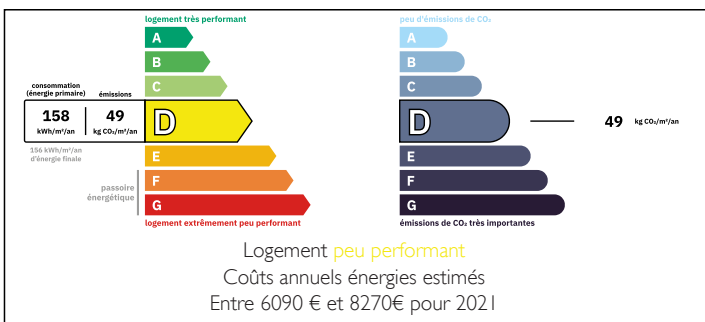
Magnificent Country Residence with 2 Gîtes, Pool & 23 Hectares

An exceptional country estate offering space, character and superb lifestyle potential. The main house boasts two generous bedrooms, and two lavish bathrooms, a grand living room with soaring ceilings, mezzanine level, and an impressive feature fireplace.

The property includes two charming gîtes, each full of rustic appeal. Outside, a large swimming pool perfectly positioned for relaxation and entertaining.

A collection of traditional barns provides ample scope for storage or workshops. Set within 23 hectares of expansive land, the estate offers privacy, tranquillity and panoramic rural views—perfect for equestrian use, smallholding projects, or simply enjoying open countryside.

## 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

A gated private driveway leads to a gravel parking area for several cars. A patio faces east to catch the morning sunlight. The main entrance leads into the large KITCHEN 5.5m x 4.6m (25.3m<sup>2</sup>). A country style kitchen with handmade fitted oak cupboards. A staircase leads to the HEATING ROOM where a brand new oil fired boiler has been installed. Off the kitchen is a large PANTRY 2.7m x 4.5m. Pass through the kitchen into a large vaulted ceiling LOUNGE & DINING ROOM, 13.8 x 9.3 (128.34m<sup>2</sup>). A feature fireplace is at the end of the room. Large doubled glazed windows and two large glass doors face south providing huge amount of light to this room.

A central oak staircase is a central feature to this room.

A downstairs BEDROOM 4M x 5.6 (22.4m<sup>2</sup>) and a WC is on this level.

The staircase leads to a large gallery mezzanine. This space is used as a TV area and study. One master BEDROOM 3m x 5.1m (22.2m<sup>2</sup>) with double aspect windows makes this room bright all day and two bathroom suites His (15.3m<sup>2</sup>) & Hers (11.6m<sup>2</sup>) are on the first floor. A staircase leads from the hallway to a DRESSING AREA 4.1m x 7m with handmade oak cupboards.

### GITE I

A detached stone gite provides additional accommodation. A KITCHEN/DINER 3.4m x 4.6m (15.64m<sup>2</sup>); A large LOUNGE 7.6m x 4.6m (34.9m<sup>2</sup>). A wooden staircase leads to a landing with a BATHROOM 3.8m x 5m (19m<sup>2</sup>) &...

## LOCAL TAXES

Taxe foncière: 1703 EUR

Taxe habitation: EUR

## NOTES