



Ref: A39247CGI24

Price: 315 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (300 000 EUR without fees)

### Charming estate with 2 homes, pool, outbuildings and equestrian potential just 15 minutes from Bergerac



# INFORMATION

Town: Eyraud-Crempse-Maurens

Department: Dordogne

Bed: 4

Bath: 3

Floor: 210 m2

Plot Size: 13000 m<sup>2</sup>







### IN BRIEF

Just 15 minutes from Bergerac, this property spans approx. 1.3 hectares with no close neighbors. It features two renovated houses (150 m<sup>2</sup> and 60 m<sup>2</sup>), a nearly new swimming pool, a barn with 2 horse stalls, a stone lean-to and a small pond fed by a natural spring.



Modern comfort: aluminum glazing, double reversible air conditioning, wood and pellet stoves, compliant individual sanitation system, and two natural springs on the property.

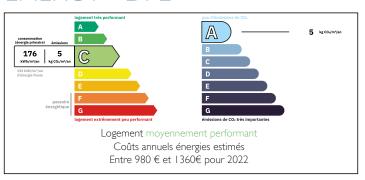








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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. 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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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# LOCAL TAXES

Taxe foncière: 1646 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Property with two houses, outbuildings, pool & equestrian potential, 15 minutes from Bergerac

Set in an exceptional natural environment, this peaceful and private property offers a true haven just 15 minutes from Bergerac, 20 minutes from its airport, 40 minutes from Périgueux and 1h20 from Sarlat-la-Canéda or Bordeaux.

Comprising two renovated residential houses, a large barn with two horse stalls and approx. I.3 hectares of partially fenced land, this property is ideal for nature lovers, families or hospitality projects.

#### Outdoor Features:

- Approx. I 3000 m<sup>2</sup> of land, suitable for horses (to be fenced)
- Small pond fed by a natural spring
- New chlorine pool (8  $\times$  4 m) with 40 m<sup>2</sup> travertine terrace and heat pump
- Barn (55 m<sup>2</sup>) with 2 horse stalls
- Stone lean-to attached to the barn: 65 m<sup>2</sup>
- Two natural springs on the property

Main House (150 m<sup>2</sup> - 1 floor - renovated in 2010)

#### Ground floor:

- Entrance: 5 m<sup>2</sup>
- Office or bedroom: 12 m<sup>2</sup>
- Open-plan fitted kitchen: 20 m²
- Bright living/dining room with cathedral ceiling and wood stove: 51 m<sup>2</sup>
- Bathroom with WC: 6 m<sup>2</sup>

Upstairs (split into two areas):

- Three bedrooms (9, 10, and 16  $m^2$ ), one with en-suite shower and WC
- Dressing room (approx. 3 m²), convertible into a bathroom
- Separate WC: 0.8 m<sup>2</sup>

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