

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



## INFORMATION

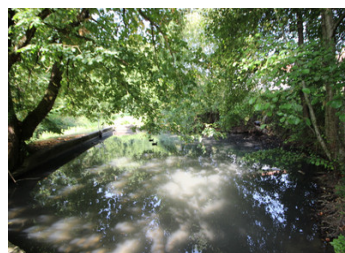
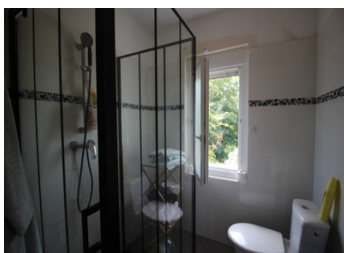
Town:	Eyraud-Crempse-Maurens
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	13000 m2

## IN BRIEF

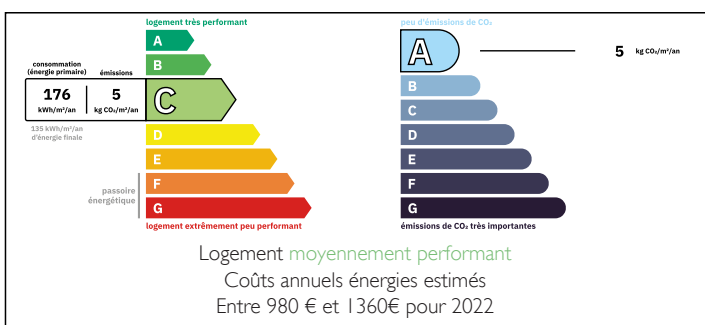
Just 15 minutes from Bergerac, this property spans approx. 1.7 hectares with no close neighbors. It features two renovated houses (150 m<sup>2</sup> and 60 m<sup>2</sup>), a nearly new swimming pool, a barn with 2 horse stalls, a stone lean-to and a small pond fed by a natural spring.

Perfect for horse lovers or seasonal rentals.

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



## 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 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. 1.3 hectares of partially fenced land, this property is ideal for nature lovers, families or hospitality projects.

### Outdoor Features:

- Approx. 13000 m<sup>2</sup> of land, suitable for horses (to be fenced)
- Small pond fed by a natural spring
- New chlorine pool (8 x 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 m<sup>2</sup>
- 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<sup>2</sup>), one with en-suite shower and WC
- Dressing room (approx. 3 m<sup>2</sup>), convertible into a bathroom
- Separate WC: 0.8 m<sup>2</sup>