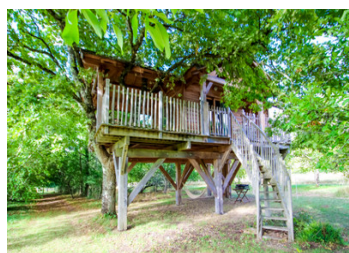
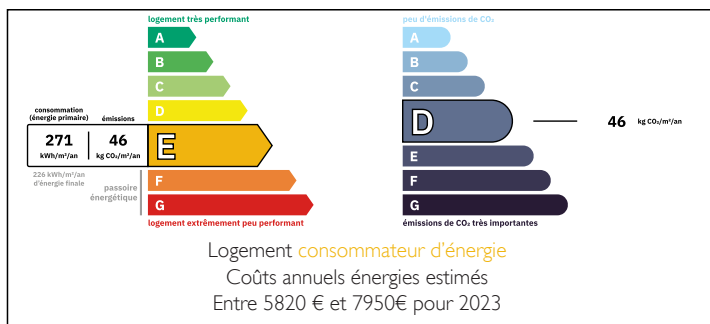


Estate with main house, 1 cottage, 2 tree houses, a swimming pool, a walnut grove, and several buildings



ENERGY - DPE



INFORMATION

Town:	Cause-de-Clérans
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	340 m2
Plot Size:	115000 m2

IN BRIEF

Located in an idyllic spot in an elevated position, this estate will charm you with its views of the surrounding valleys.

Today, it consists of a main house with three bedrooms (including one on the ground floor), a guesthouse, two tree houses, a building used as a laboratory and store, an adjoining barn, and another barn used for storage.

A walnut grove (300 trees) is cultivated and various products are sold on site.

A beautiful new swimming pool with a small building completes this lovely property.

The 11 hectares of land will allow the new owners to keep horses or other animals, especially as the old stables still exist.

Shops are only 5 minutes away.

Optimal comfort with double glazing, air conditioning, and a compliant septic tank.

This estate has a lot of potential in addition to everything that is already in place.

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: 2514 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Dominant estate with views, comprising:

The main house (a beautiful stone farmhouse) with a mansard roof comprises, on the ground floor, an en-suite bedroom, a large living room with a beautiful fireplace, a dining room with an open-plan fitted kitchen, a second living room with a wood-burning stove, where a magnificent staircase leads to a large mezzanine/library, two bedrooms, and a shower room.

Convertible attic space allows for the creation of two additional bedrooms and bathrooms.

An adjoining outbuilding at one end can be converted into a two-story guesthouse, while on the other side there is a guesthouse for 2 or 3 people with a separate entrance.

A separate barn provides ample storage space and features old horse stalls.

Another stone building houses a farm shop and professional kitchen but could easily be converted into another gîte.

A hundred meters from the house are two tree houses that can accommodate tourists seeking nature and a change of scenery.

They are like new and have their own compliant septic tank.

In the middle is a large fenced swimming pool with a wooden deck and a new liner.

In addition to a few century-old trees near the house, the estate covers 11 hectares of meadows including a walnut grove with 300 trees, beehives, and truffle oaks.

Comfort features: new double glazing, oil heating and air conditioning, two compliant septic tanks

Bergerac and aéroport 15 km

Commerces 5km

Bordeaux 115 km

Sarlat 58 km

Information about risks to which this property is exposed is available on the Géorisques website :