

## Charming 5-Bedroom Property with Barn and Garden in Peaceful Saint-Aquilin, Dordogne



## INFORMATION

Town:	Saint-Aquilin
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	142 m <sup>2</sup>
Plot Size:	15339 m <sup>2</sup>

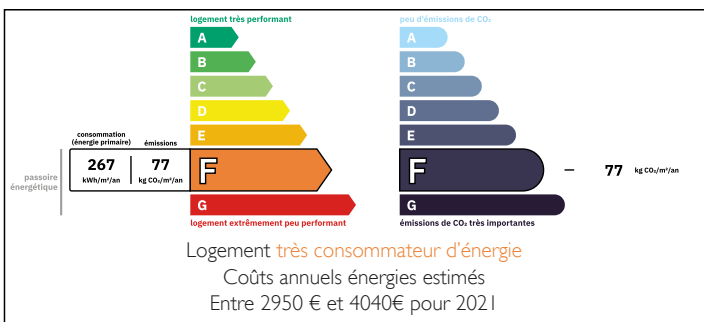
## IN BRIEF

Charming property in Saint-Aquilin, in the heart of the Périgord, offering 5 bedrooms and 2 lounges on an 15.399 m<sup>2</sup> plot. The main lounge features a fireplace and opens onto a terrace, while the kitchen provides access to the garden. The house includes 2 bathrooms and plenty of versatile living space. Part of the property could easily be converted into an independent gîte.

A large barn offers a garage, workshop, storage space, and potential summer kitchen. The rear garden includes mature fruit trees and a vegetable patch.

Located in a peaceful village just 20 km from Périgueux, Saint-Aquilin combines tranquillity, historic charm, and authentic Dordogne living. A rare opportunity not to be missed.

## ENERGY - DPE



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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

You enter this charming property directly into the dining room/lounge, which features an ornate fireplace and opens onto a delightful rear terrace. From here, you step into the kitchen, which also provides access to the rear garden. One of the bedrooms, complete with a built-in wardrobe, is conveniently accessed from the dining room/lounge. To the rear of the kitchen, there is a WC, a bathroom with a sink, bath, and shower, and two further bedrooms.

The property continues into a practical utility area housing the oil boiler and oil tank. Beyond this, there are two additional bedrooms, a second lounge, and a shower room. This section of the house could easily be converted into a separate living space or gîte by adding a kitchenette in the corner of the lounge. It also benefits from its own front door, providing independent access.

Opposite the main house is a substantial barn, divided into a storage room, potential summer kitchen, garage, and a very large workshop. Behind the property lies a generous field, complete with mature fruit trees and a vegetable patch.

The property is located in Saint-Aquilin, a peaceful commune in the heart of the picturesque Périgord region of Dordogne, Nouvelle-Aquitaine. Situated around 20 km west of Périgueux, it offers a serene rural lifestyle amidst rolling hills and lush forests.

Saint-Aquilin is rich in history and charm, featuring landmarks such as the 15th-century Saint-Eutrope Church, the prehistoric Dolmen de Peyre-Brune, and the impressive Château de Belet.

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## LOCAL TAXES

Taxe foncière: **806 EUR**

Taxe habitation: **EUR**

## NOTES