

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 m2
Plot Size:	16339 m2

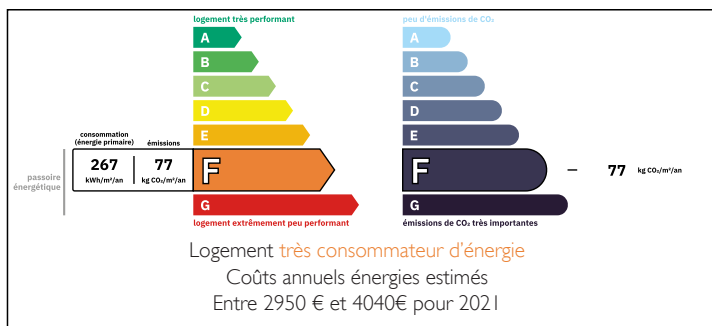
IN BRIEF

Charming property in Saint-Aquilin, in the heart of the Périgord, offering 5 bedrooms and 2 lounges on an 8,000 m² 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



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

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