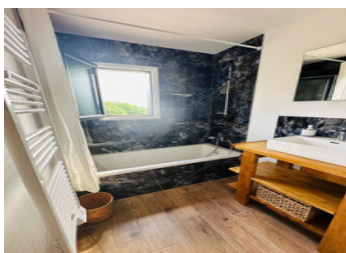
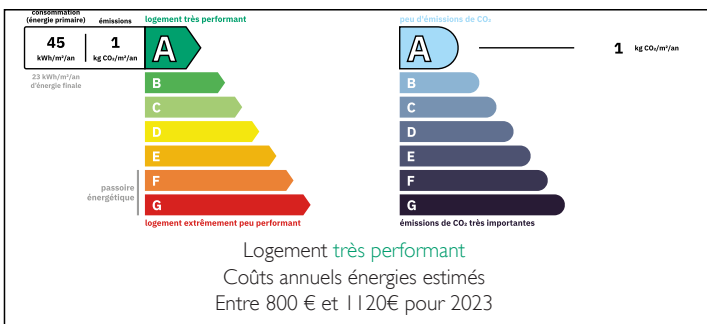


Property with 3 newly built wooden classified gîtes, designed with an eco-friendly approach

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Avit-Sénieur
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	180 m <sup>2</sup>
Plot Size:	3953 m <sup>2</sup>

## IN BRIEF

In a green setting in the heart of Périgord, discover this unique property composed of three independent holiday cottages, built with a wooden frame as part of an eco-friendly approach.

Located in Saint-Avit-Sénieur, it offers a preserved, calm, and refreshing natural environment, ideal for a tourism project or a rental investment.

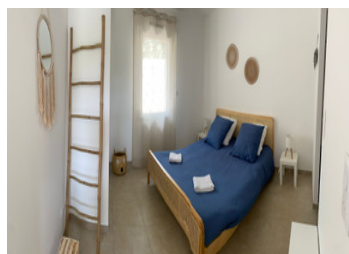
Each cottage is rated and fully furnished and equipped:

- Cottage 1: approximately 45 m<sup>2</sup>, 1 bedroom, wheelchair accessible, ideal for 2 people
- Cottage 2: approximately 45 m<sup>2</sup>, 1 bedroom, for 2 to 4 people (sofa bed)
- Cottage 3: approximately 97 m<sup>2</sup>, 3 bedrooms, 1 toilet and 1 bathroom, up to 6 people

All have a modern equipped kitchen, a bright living room, spacious bedrooms, and bathrooms. The land

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

New construction with a wooden frame and very beautiful unobstructed view, close to Bergerac and its multiservice commercial area.

Nestled in a preserved natural environment, this unique property located a few kilometers from Bergerac airport offers a set of three adjoining wooden accommodations, built with an ecological approach and perfectly integrated into a rural and green setting.

Each accommodation has a well-exposed wooden terrace, with unobstructed views of the surrounding countryside, ideal for stays in nature.

Cottage 1: Wheelchair accessible (approx. 45 m<sup>2</sup>)

This single-story cottage is fully equipped for people with reduced mobility:

- Living room / dining room with open equipped kitchen: 21.5 m<sup>2</sup>
- Bedroom: 12.3 m<sup>2</sup>
- Bathroom with walk-in shower and sink: 3.75 m<sup>2</sup>
- Separate toilet: 3.13 m<sup>2</sup>
- Entrance: 5 m<sup>2</sup>

Cottage 2: Comfort and functionality (approx. 45 m<sup>2</sup>)

Designed to accommodate up to 4 people:

- Living room / dining room with open equipped kitchen: 23.3 m<sup>2</sup>
- Bedroom: 11.3 m<sup>2</sup>
- Bathroom with walk-in shower, sink, and toilet: 4.4 m<sup>2</sup>
- Entrance: 6 m<sup>2</sup>

Cottage 3: Family-friendly and spacious (approx. 97 m<sup>2</sup>)

This large, bright, and functional cottage can accommodate up to 6 people in optimal comfort and could become your main residence:

## LOCAL TAXES

Taxe habitation: EUR

## NOTES