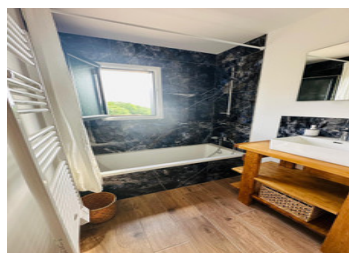
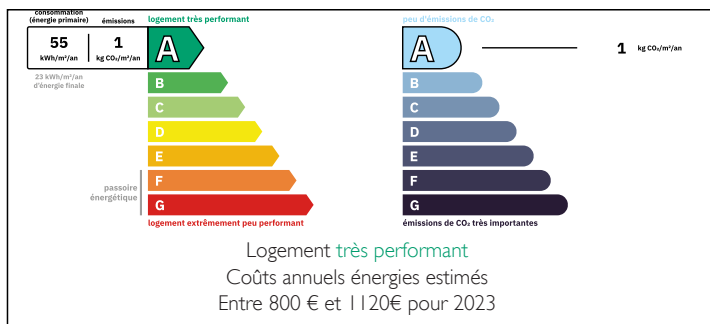


Property with 3 newly built wooden gîtes, designed with an eco-friendly approach



ENERGY - DPE



INFORMATION

Town:	Saint-Avit-Sénieur
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	180 m²
Plot Size:	3953 m²

IN BRIEF

Nestled in a lush green setting in the heart of the Périgord, this unique property comprises three wooden gîtes, built with an eco-conscious approach.

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

Each gîte is fully furnished and equipped:

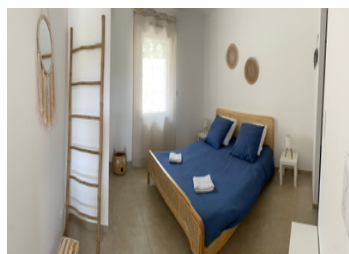
- Gîte 1: approx. 45 m², 1 bedroom, wheelchair accessible, perfect for 2 guests
- Gîte 2: approx. 45 m², 2 bedrooms, suitable for 2 to 4 guests
- Gîte 3: approx. 90 m², 3 bedrooms, accommodates up to 6 guests

All units feature a fully equipped kitchen, a bright living area, spacious bedrooms, and modern bathrooms. The grounds also include a pétanque

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.

- Supervised beaches and...



DESCRIPTION

New wooden construction with open views near Bergerac

Set in a preserved natural environment just a few kilometers from Bergerac Airport, this unique property features three adjoining wooden units, built with an eco-friendly approach and perfectly integrated into their lush surroundings.

Each unit includes a well-oriented wooden terrace with open views over the surrounding countryside, ideal for nature-filled getaways.

Gîte 1 – Wheelchair Accessible (approx. 45 m²)

This single-storey gîte is fully adapted for people with reduced mobility:

- Living/dining room with open kitchen: 21.5 m²
- Bedroom: 12.3 m²
- Bathroom with Italian-style shower and basin: 3.25 m²
- Separate WC: 3.13 m²
- Entrance: 5 m²

Gîte 2 – Comfort and Functionality (approx. 45 m²)

Designed to accommodate up to 4 guests:

- Living/dining room with open kitchen: 23.3 m²
- Bedroom: 11.3 m²
- Bathroom with Italian-style shower, basin, and WC: 4.4 m²
- Entrance: 6 m²

Gîte 3 – Spacious and Family-Friendly (approx. 90 m²)

This large gîte comfortably hosts up to 6 guests and could easily become your main residence:

- Living/dining room with open kitchen: 32.06 m²
- Utility room: 7.7 m²
- Entrance: 2.3 m²
- Separate WC: 1.7 m²
- Bedroom 1: 10 m²

LOCAL TAXES

Taxe habitation: EUR

NOTES