

## House with a cottage, swimming pool, and tobacco drying shed



## INFORMATION

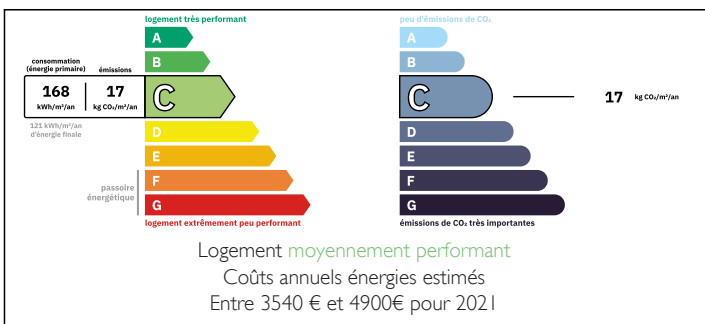
Town:	Prignonrieux
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	348 m2
Plot Size:	7553 m2



## IN BRIEF

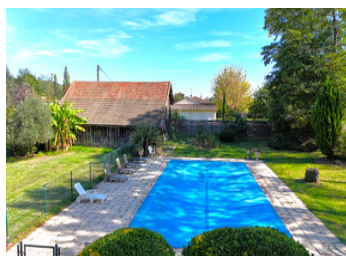
Just a few steps from all amenities and set in a green oasis, discover this beautiful property comprising its main house with 5 bedrooms, a three-bedroom guest house, and a small one-bedroom studio. A large, well-exposed swimming pool and a lovely beach invite relaxation and play for the little ones. A large barn serves as a storage area, game room, and bar. This beautiful estate is located at the end of a cul-de-sac with neighbors, yet the place remains very private. Local shops are nearby, and Bergerac is only 7 km away.

## 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

Beautiful real estate complex consisting of a main house, a guesthouse, and a studio to renovate.

The main house consists on the ground floor of a living/dining room (80m<sup>2</sup>), a fully equipped kitchen (32m<sup>2</sup>), a billiard room (16.7m<sup>2</sup>), and a master bedroom suite (shower-sink-toilet) (25.6m<sup>2</sup>).

On the first floor: three bedrooms (12-23-24m<sup>2</sup>) including one suite (bathtub-double sink-toilet) (9m<sup>2</sup>), a separate toilet (1.5m<sup>2</sup>), and a shower room with sink (7m<sup>2</sup>), attic (45m<sup>2</sup>).

Two private terraces.

Studio consisting of a room (17m<sup>2</sup>), a bedroom (10m<sup>2</sup>), and a shower room with sink and toilet (4m<sup>2</sup>).

Boiler room and storage room (17-46m<sup>2</sup>).

Guesthouse consisting of a master bedroom suite (bathtub-toilet-sink) (31+7.4m<sup>2</sup>), a living/dining room with a rammed earth floor (52m<sup>2</sup>), a fully equipped kitchen with dining area (30m<sup>2</sup>), two bedrooms (9.6-9.4m<sup>2</sup>), a bathroom (shower-sink-toilet) (3m<sup>2</sup>), and a hallway (3m<sup>2</sup>).

Private terrace.

Fenced chlorine pool (12x6m).

Tobacco drying barn with a bathroom, bar, and storage (147m<sup>2</sup> on the ground).

2-car carport, 4-car parking, and land.

The property is connected to the public sewer system.

The house has double glazing, while the cottage has single glazing.

A well provides water for garden irrigation.

Heating for the house and the studio is by oil, and reversible air conditioning is installed in the house.

Bergerac is 7 km away

Bordeaux is 93 km away

Prigonrieux and its shops are 800 m away

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Information about risks to which this property is exposed is available on the...

## LOCAL TAXES

Taxe foncière: 2100 EUR

Taxe habitation: EUR

## NOTES