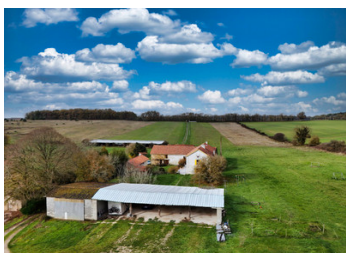


A charming stone property offering complete privacy, set in the heart of 17.5 hectares of meadows and woodland



INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	175000 m2

IN BRIEF

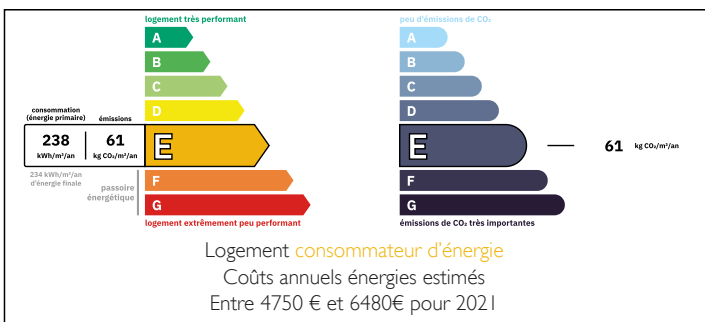
Beautifully restored former farmhouse with no nearby neighbours, set on a large plot with woodland areas and extensive outbuildings. The main house comprises a kitchen, an entrance room, and a living room with a fireplace. Upstairs, there are five bedrooms and two bathrooms.

The guest house offers a spacious living area with a kitchenette, a mezzanine, and a bathroom.

The property also includes extensive outbuildings — barns, hangars, and various storage buildings — totalling approximately 950 m².

Large surrounding land provides peace, privacy, and many development possibilities.

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

Located in Mareuil en Périgord, in the heart of the Périgord Vert, this property enjoys an authentic and unspoilt environment, prized for its quality of life and lush green landscapes.

Surrounded by forests, meadows and valleys, the region offers an exceptional natural setting, ideal for lovers of tranquillity, nature and outdoor activities.

Mareuil en Périgord is a charming village with shops, a local market, essential amenities and a friendly village life all year round. Its rich heritage, marked by its castle, narrow streets and stone buildings, gives the village a charm typical of the Périgord.

Halfway between Angoulême and Périgueux, the area also benefits from an excellent location, with quick access to the Angoulême TGV station (Paris in 1 hour 45 minutes).

The region is also renowned for its gastronomy, local producers and gentle way of life.

A rare and sought-after setting for those who wish to settle in an environment that is peaceful, authentic and dynamic all at once.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation:

EUR

NOTES