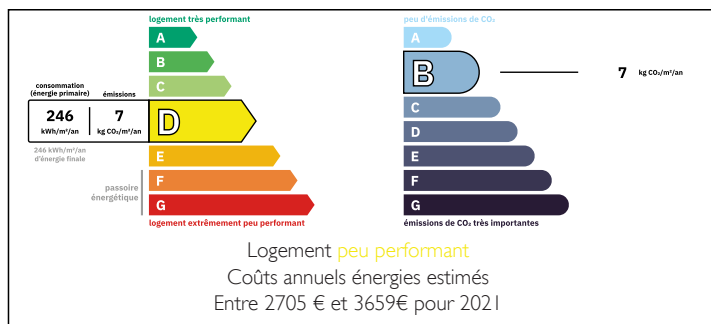


Magnificent property with 3 stone houses in the heart of Perigord Noir, Dordogne. Excellent Gites business.



ENERGY - DPE



INFORMATION

Town:	Daglan
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	253 m ²
Plot Size:	5951 m ²

IN BRIEF

Exceptional 253m² stone property comprising three beautifully restored houses set in landscaped gardens with a lovely 9x5m heated swimming pool and stunning panoramic views over the valley, local Chateau and countryside.

Situated on a peaceful 5,951m² plot, this turnkey home offers privacy and tranquillity while remaining close to local amenities.

A rare opportunity to acquire a successful gîte business in one of the Dordogne's most desirable locations

The property also lends itself perfectly to extended family living or a serene country retreat.

Each house features two bedrooms, bathroom, spacious living area, kitchen/dining room, private terrace and independent entrance. Many of the original features have been preserved and fully restored.

Additional highlights include a converted barn ideal

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

Situated on the edge of a peaceful hamlet just moments from the charming village of Daglan, in the heart of the highly sought-after Périgord Noir, this outstanding estate offers a rare opportunity to acquire three beautifully renovated houses with a heated 9m x 5m swimming pool, all set within nearly 6,000m² of picturesque grounds.

Enjoying spectacular, uninterrupted views across the valley towards the local château and the rolling Dordogne countryside beyond, the property perfectly combines tranquillity, privacy and accessibility to one of South West France's most desirable regions.

Fully renovated and presented in immaculate condition throughout, the property is ready to move straight into.

The flexible layout offers excellent potential for a main residence with two income-generating gîtes, or for welcoming extended family and friends while maintaining privacy for all.

The accommodation is arranged as follows:

Main House – 78.2m²

Ground floor:

- Spacious open-plan living / kitchen / dining area: 54m²

First floor:

- Bedroom 1: 8.2m²
- Bedroom 2: 9.9m²
- Shower room: 3.2m²
- Landing: 2.9m²

Private terrace.

Gîte 1 – 60.49m²

Ground floor:

- Kitchen: 20m²
- Living / dining room: 12m²

First floor:

- Bedroom 1: 7m²
- Bedroom 2: 15.7m²

LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES