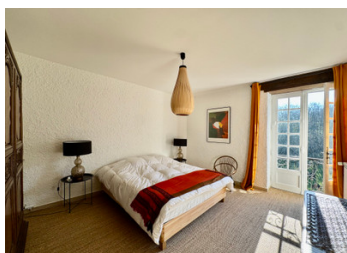
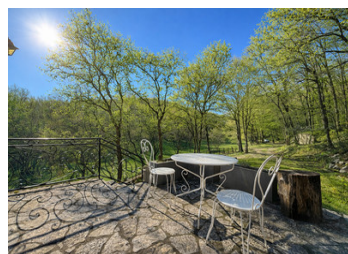
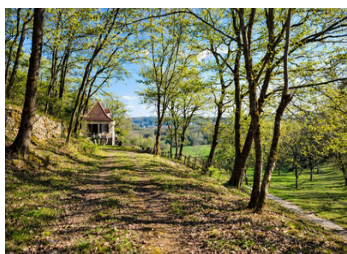
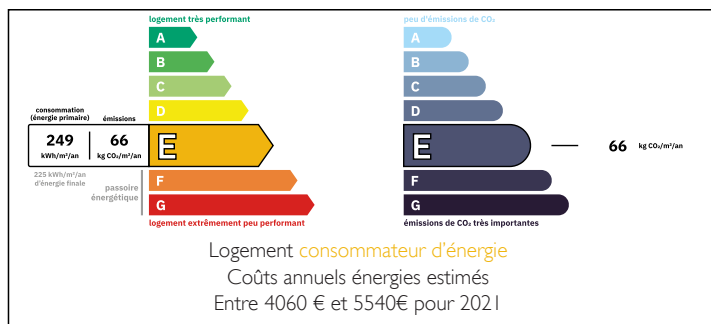


Haven of Nature and Serenity – Beautifully Renovated Stone Property | Pool – Cénac-et-St-Julien



ENERGY - DPE



INFORMATION

Town:	Cénac-et-Saint-Julien
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	172 m ²
Plot Size:	27000 m ²

IN BRIEF

Set in an exceptional environment, in absolute peace and quiet with no disturbances, discover this stunning fully renovated stone property, nestled in the heart of 2.7 hectares of natural surroundings.

The main house offers 4 bedrooms, including 2 suites, and a brand-new kitchen opening onto a bright living and dining area. The primary suite is conveniently located on the ground floor.

A separate guest house with a living area and an upstairs bedroom provides complete independence for family or friends.

A swimming pool, lush green setting, and total serenity complete this rare property.

A closed garage offers additional potential for further development.

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

In the heart of a preserved natural setting, discover this charming property nestled in a true haven of peace, with no disturbances, where calm and serenity prevail.

Set on nearly 2.7 hectares (approx. 6.7 acres) of land, this beautifully renovated stone home offers a rare lifestyle, ideal for lovers of nature and tranquility.

The main house features:

4 bedrooms, including two suites with private shower rooms ((23, 22, 15 et 12m² / approx. 247, 237, 161, and 129 sq ft)

A brand-new 9m² (97 sq ft) kitchen opening onto a spacious, light-filled 39m² (420 sq ft) living and dining area

The primary suite is conveniently located on the main level, alongside the living spaces.

Outside, you'll enjoy a beautiful swimming pool, perfect for relaxation, as well as stunning grounds, partially wooded yet offering lovely flat areas.

A second independent building completes the property, featuring a living room, kitchen, and half-bath on the garden level.

Upstairs, a bedroom with an adjoining shower room, ideal for hosting family and friends or developing a rental or guest business.

A 38m² (409 sq ft) enclosed garage also offers excellent potential for conversion into additional living space, depending on your plans.

Additional features include:

New electrical panel
Two hot water tanks

Sold fully furnished.

LOCAL TAXES

Taxe foncière: 1192 EUR

Taxe habitation: EUR

NOTES