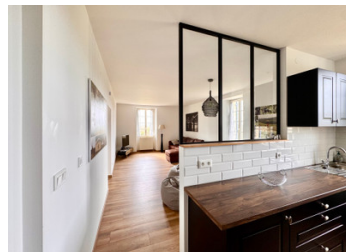


Character estate of approximately 10 hectares with swimming pool and outbuildings | Prestige – Périgord Noir



## INFORMATION

Town:	Florimont-Gaumier
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	191 m2
Plot Size:	97000 m2

## IN BRIEF

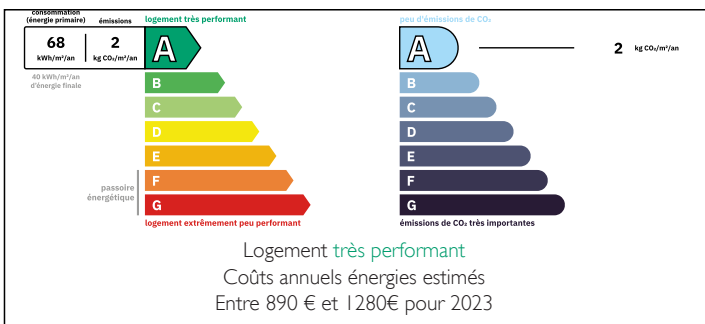
Set in the heart of a preserved rural environment, tucked away in a discreet hamlet with no overlooking neighbors, this elegant single-storey stone property embodies a rare blend of authenticity, contemporary comfort, and the art of country living. Set on more than 10 hectares of meadows and woodland, it offers a serene natural setting, ideal for a family residence, equestrian project, or high-end hospitality venture.

Fully renovated using high-quality materials, the main house features refined finishes and excellent energy performance (A/A rating), ensuring optimal comfort throughout the year and controlled running costs.

The main house is composed as follows: a spacious reception area with open-plan kitchen, 4 bright bedrooms, 2 bathrooms, and a utility/laundry room.

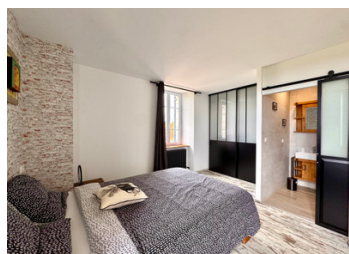
A separate self-contained apartment on the garden

## 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

Set in the heart of a preserved rural environment, tucked away in a discreet hamlet with no overlooking neighbors, this elegant single-storey stone property embodies a rare blend of authenticity, contemporary comfort, and the art of country living.

Set on approximately 10 hectares of meadows and woodland, it offers a peaceful natural setting, ideal for a family residence, equestrian project, or high-end hospitality venture.

Fully and carefully renovated, the main house features refined finishes and a warm, calming atmosphere. Its excellent energy performance (EPC rating A/A) ensures optimal comfort throughout the year and well-controlled energy consumption.

The outdoor areas are particularly well designed, with a structured landscaped garden, gravel pathways, planted borders, and a mature wisteria adding charm and softness to the setting.

The swimming pool area, set slightly below the terrace (7 x 4.5 m), blends harmoniously into the landscape. Its wooden deck provides the perfect setting for long summer days.

The main house is composed as follows: a spacious reception area with open-plan kitchen, 4 bright bedrooms, 2 shower rooms, 2 WC, and a utility/laundry room.

A separate self-contained garden-level apartment offers a living area with fitted kitchen, 1 bedroom, shower room, and WC. Ideal for hosting family and friends independently or for a quality rental project.

The outbuildings form a rare ensemble in terms of scale and potential:

A large stone barn offering exceptional volume, suitable for a wide range of projects (studio,

## LOCAL TAXES

Taxe habitation: EUR

## NOTES