

Superb restored stone property full of charm with 4 gîtes. Beautiful setting in peaceful village, Dordogne



## INFORMATION

Town:	Saint-Aubin-de-Nabirat
Department:	Dordogne
Bed:	12
Bath:	8
Floor:	418 m <sup>2</sup>
Plot Size:	7204 m <sup>2</sup>

## IN BRIEF

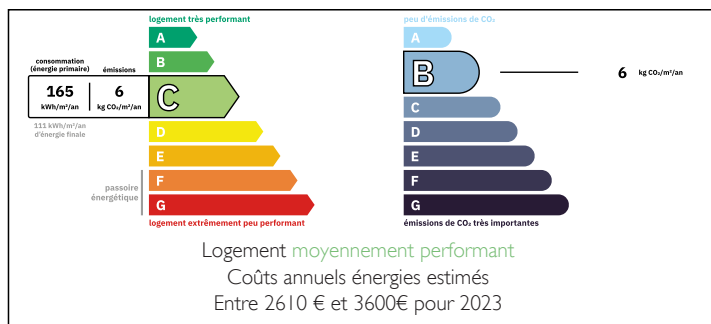
Elegant 19th-century stone residence offering 5 bedrooms, four independent gîtes and a 10×5m swimming pool, beautifully and meticulously renovated throughout to create a refined yet comfortable home with proven rental income.

Nestled in the heart of an authentic Périgord village within the Dordogne's sought-after "golden triangle," the setting is both tranquil and picturesque, yet close to renowned cultural and historic sites.

The beautiful and well maintained landscaped gardens extend over 7,204 m<sup>2</sup> of mostly level grounds, with mature trees, shrubs and stunning open countryside views.

The main house (214 m<sup>2</sup>) features five bedrooms, 4 bathrooms, a gym, three reception rooms, including a first floor lounge with wood-burning stove, and a superb kitchen-dining space opening onto a sunny

## ENERGY - DPE



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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

This exceptional stone property has been exquisitely restored to an impeccable standard by the current owners, seamlessly blending timeless elegance with modern comfort while preserving many original character features.

Currently operated as a highly successful family holiday business, while also serving as a refined private residence, the estate presents a rare and versatile lifestyle and investment opportunity.

Perfectly situated in the heart of an authentic and picturesque village near Cénac-et-Saint-Julien and the spectacular Dordogne River Valley, the property is set within over 7,200 m<sup>2</sup> of immaculately maintained landscaped gardens, enjoying open views across the surrounding countryside.

This truly beautiful property offers privacy and tranquillity without isolation.

It successfully operates with four independent gîtes, while simultaneously providing a luxurious home for the owners.

### The Main House

The main house offers approximately 214 m<sup>2</sup> of refined living space and comprises five bedrooms and three elegant reception rooms, one featuring a charming wood-burning stove.

A spacious, fully fitted high-quality kitchen / dining room forms the heart of the home, complemented by a gym, laundry room, and a large terrace overlooking the gardens and pool. An inviting covered summer living area, boules court, and impressive 10 x 5 m swimming pool complete the outdoor lifestyle.

A substantial attic is currently being converted to provide an additional living room, bedroom, and en-suite facilities, further enhancing the accommodation.

## LOCAL TAXES

**Taxe foncière: 2500 EUR**

**Taxe habitation: EUR**

## NOTES