

Beautiful equestrian property comprising two guesthouses, stables, and 1.5 hectares of riverside land



INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	165 m ²
Plot Size:	15870 m ²



IN BRIEF

Set in a peaceful countryside setting, by the river and just a few kilometres from Aubeterre-sur-Dronne, this property is a true haven of peace, ideal for horses and nature lovers.

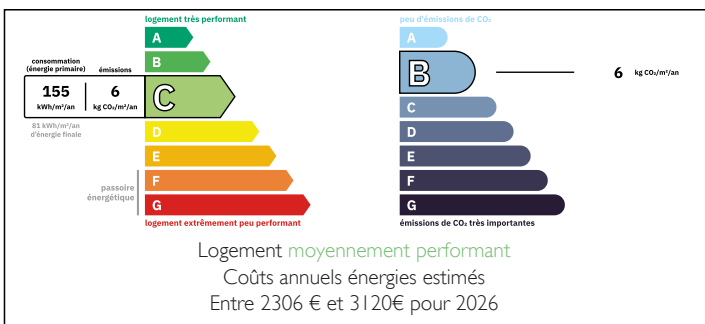


The former stone farmhouse offers single-level living with an entrance hall, a spacious living area with kitchen and fireplace fitted with a wood-burning stove, a WC, three bedrooms, and a bathroom with shower. Bright, warm and comfortable, it provides an authentic and welcoming living environment.



Upstairs, two guesthouses, each with a balcony and countryside views, offer additional accommodation for family and friends or the potential for rental income in this sought-after tourist area between Aubeterre (16) and Ribérac (24).

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 an exceptional countryside environment, by the river and just a few minutes from Aubeterre-sur-Dronne, this charming property is a true haven of peace. An ideal setting for nature lovers and horse enthusiasts, where calm and serenity define everyday life.

The authenticity of this former stone farmhouse is evident from the moment you arrive. All on one level, it offers an entrance leading to a spacious and light-filled living area, where the kitchen opens seamlessly onto the lounge, enhanced by a fireplace fitted with a wood-burning stove, creating a warm and inviting atmosphere.

The sleeping area comprises three comfortable bedrooms, a bathroom with shower, and separate WC.

Flooded with natural light, this home captivates with its character, comfort, and soothing ambiance. A rare property, perfect for relaxing in nature or developing a lifestyle project in the countryside.

A true gem, not to be missed.

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