

Authentic French farmhouse with a stunning barn, small Pond and land, walking distance to Piegut Pluviers!

EXCLUSIVE



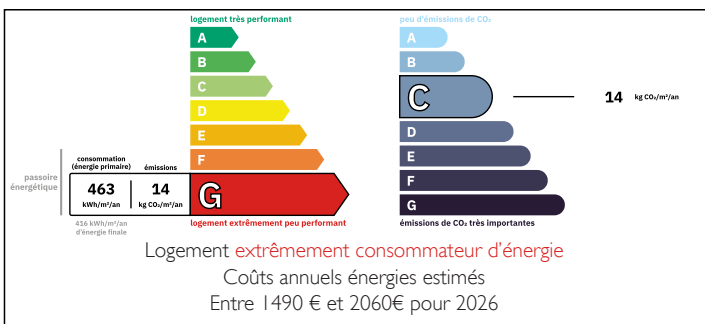
INFORMATION

Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	5014 m2

IN BRIEF

Charming French country property offering authentic "French charm" in a peaceful cul-de-sac location, yet just a short walk to town. This unique property features a traditional stone farmhouse, a small independent gîte, large barn, courtyard, well, private pond, and over 5,000m² of land – perfect for lifestyle change, holidays, or a project!

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

The main house offers a cosy living room with wood burner, kitchen, cellar utility space, and upstairs a beautifully styled master suite with WC, plus an exceptional open-plan bathroom with walk-in shower and freestanding bath showcasing true French elegance.

An adjoining converted outbuilding provides a guest bedroom/living space, shower room, and a charming upstairs "Heidi-style" bedroom. The impressive barn includes workshop areas, storage, and upper-level open space, ideal for conversion or business use.

Located near Piégut-Pluviers, famous for its vibrant weekly market, shops, restaurants, schools, and a supermarket. Just minutes from the stunning Lake of Saint-Estèphe for swimming, fishing, and nature walks.

LOCAL TAXES

Taxe habitation: EUR

□ Key Features:

Stone country house + small gîte
5,014m² land with pond (feed by a spring) & well
Large barn with conversion potential
Walking distance to town & amenities
Peaceful hamlet with countryside walks
Close to lakes, markets & tourism hotspots

NOTES

A rare opportunity to own an authentic French lifestyle property with huge potential in a highly desirable Dordogne location.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>