

Exceptional property, 17th former presbytery for sale in Périgord Noir, 330 m , swimming pool, 1.7 hectares

EXCLUSIVE



## INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	330 m2
Plot Size:	18273 m2

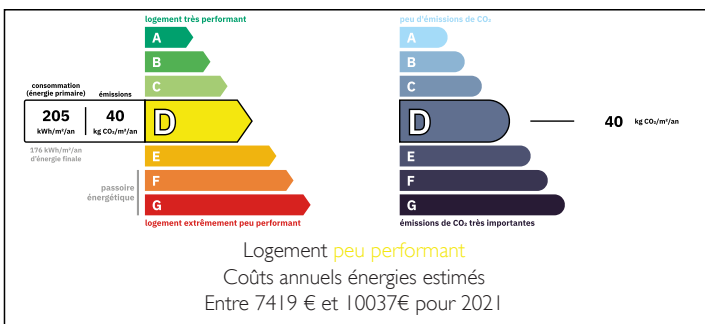
## IN BRIEF

In the heart of a charming village in the Périgord Noir, in absolute peace and just a short walk from all amenities, discover this historic 17th-century property, the former presbytery of the village, entirely renovated with a perfect balance of charm and modern comfort.

Offering over 300 m<sup>2</sup> of living space, this stone-built residence impresses with its exceptional volumes (up to 3.90 m ceiling height), its preserved authenticity (exposed beams, traditional cantou fireplace, original flooring, vaulted cellar), and its modern comfort (double glazing, efficient heating system).

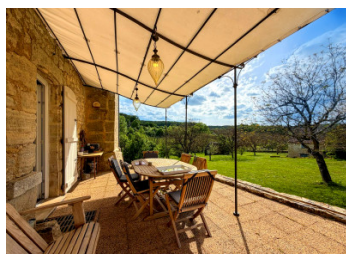
It features spacious, light-filled living areas, a welcoming kitchen opening onto two terraces, as well as 6 bedrooms, including 3 suites with private bathrooms.

## 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

In the heart of an authentic village in the Périgord Noir, this 17th-century former presbytery offers a rare living environment, combining heritage, generous spaces, and modern comfort.

Fully renovated, the property has retained all its character: stone walls, exposed beams, traditional fireplace (cantou), vaulted cellar, while benefiting from modern features such as double glazing, efficient heating, and insulation.

- Basement

Vaulted cellar: 23 m<sup>2</sup>, ideal as a wine cellar or storage space

Laundry room with shower and storage

Garage: 36 m<sup>2</sup>

- Ground floor – Living areas

Entrance hall / corridor

Kitchen / dining room: 40 m<sup>2</sup> with direct access to the terraces

Main living room: 47 m<sup>2</sup>

- First floor – Main sleeping area

Second living room: 38 m<sup>2</sup> with impressive volumes

Suite 1: 28 m<sup>2</sup> with 13 m<sup>2</sup> private bathroom (double sink, walk-in shower, bathtub, WC)

Suite 2: 25 m<sup>2</sup> with en-suite shower room + separate WC

Suite 3: 25 m<sup>2</sup> with 7 m<sup>2</sup> private bathroom and separate WC

Bright and spacious hallway ensuring comfortable circulation

- Second floor – Bedrooms & potential

Top floor under the roof

Landing and spacious corridor

3 additional bedrooms ranging from 10 to 13 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

## NOTES