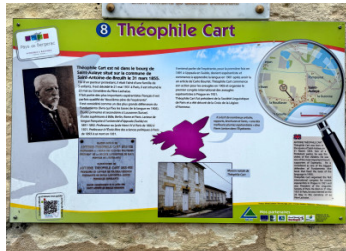


Character historic schoolhouse offering unique home and business potential



INFORMATION

Town:	Saint-Antoine-de-Breuilh
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	177 m2
Plot Size:	583 m2

IN BRIEF

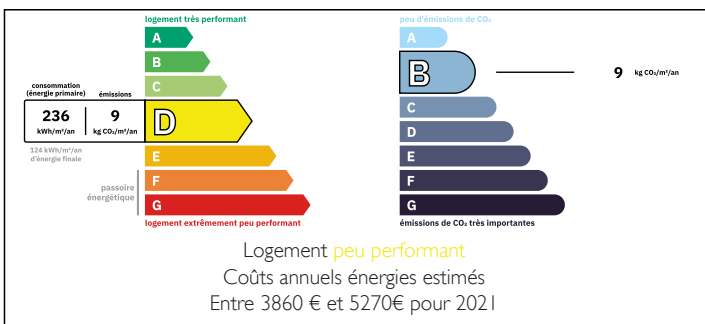
Situated in the village of Saint-Antoine-de-Breuilh, on the edge of the Dordogne and close to the Gironde border, this unique former schoolhouse combines history, character, and flexible living space.

Nestled in the heart of the vineyards, just 27 km from Saint-Émilion, this unique property offers a rare opportunity to combine an exceptional lifestyle with a professional venture in an attractive and easily accessible setting.

Whether you are a therapist, coach, yoga instructor, artist, trainer, or self-employed professional, the generous proportions of this former village school offer a wealth of possibilities for a variety of business or creative uses (subject to any necessary permissions and approvals)

Short presentation video available on request

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.



NOTES

DESCRIPTION

This charming property offers generous volumes throughout and retains a fascinating connection to local history, being the birthplace of Théophile Cart (1855–1931), an important figure in the development and promotion of Esperanto in France.

The house is double-glazed and benefits from electric heating, with reversible heat pumps providing both heating and air conditioning in the main living spaces.

You enter via the entrance hall (5.4m²), which leads into the main living areas.

* Reception Room / Bedroom 4 (11m²): A versatile room suitable as a small sitting room, office, or ground-floor bedroom.

* Kitchen (12.6m²) & Dining Room (16.5m²): Modern fitted kitchen with integrated oven, induction hob, extractor fan, and central island. French doors open directly onto the garden and covered terrace, creating an excellent indoor/outdoor flow.

* Large Living Area (72m²): The former classroom of the school, now transformed into an impressive reception space with high ceilings, abundant natural light, and a fireplace. This room offers enormous flexibility for entertaining, creative pursuits, or professional activities.

* Shower Room (5.8m²)

* Separate WC (1.2m²)

The ground floor layout allows for comfortable single-level living if required.

First Floor

The upstairs landing (5.5m²) gives access to:

* Bedroom 1 (17.6m²)

* Bedroom 2 (10.9m²)

* Bedroom 3 (10m²)

* Bathroom (8.4m²) with WC

A staircase from the landing leads to the loft space (27.6m²), which could potentially be converted into