

A beautiful contemporary designed renovation of a 16th Century sandstone farmhouse.

EXCLUSIVE



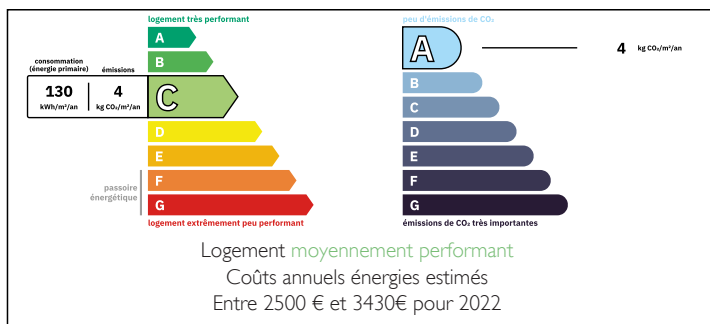
INFORMATION

Town:	Celles
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	300 m2
Plot Size:	8000 m2

IN BRIEF

This property is a luxury country home overlooking the farms, forests and valleys of Dordogne's Green Perigord. A total restauration of a 16th century ruin - requiring 3 years and over 50 artisans working under the direction of Belgian Architect Eric Bogers - The property boasts oak floors and Italian tiles , Oriental carpets, a designer kitchen, exposed beams, a beautiful, traditional oak terrace overlooking a heated pool and a fully fenced landscaped garden planted with fruit trees, aromatic shrubs and plants. A perfect combination of the charm of the old with the comforts and design of the new that is rare to find and works beautifully. No expense has been spared in this renovation, using top quality materials exposing all the original features. The added bonus is the property is sold fully furnished, top quality bespoke furniture,...

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

Exceptional Character Property with Pool, and Stunning Valley Views

This beautifully renovated character home seamlessly blends rustic charm with contemporary design, offering spacious and versatile accommodation throughout.

The main entrance opens into an inviting reception hallway complete with a cloakroom and WC. The ground floor features a magnificent bedroom suite showcasing exposed beams and original rendered stonework, with French doors opening directly onto a terrace and providing easy access to the swimming pool. The luxurious en-suite bathroom is filled with natural light and features double basins and elegant Italian floor tiles.

Also on the ground floor is an impressive entertainment wing comprising a games room with table tennis and table football, a dedicated home cinema, and direct access to the courtyard and outdoor seating areas. A fully equipped laundry room completes this level.

A handcrafted oak staircase leads to the principal living areas. The dining room is centred around a striking stone fireplace and flows into a split-level living room featuring a second stone fireplace with a wood-burning stove. Large patio doors open onto a substantial wooden veranda overlooking the pool and landscaped gardens. Additional access leads to a covered outdoor dining and barbecue area, creating the perfect setting for entertaining.

The fully equipped kitchen and breakfast room are equally impressive, with direct access to another spacious veranda where you can enjoy morning coffee while taking in the beautiful valley views.

The first floor offers three further bedrooms. The principal suite benefits from a stylish en-suite shower room, while a...

LOCAL TAXES

Taxe foncière: 1456 EUR

Taxe habitation: 1310 EUR

NOTES