

House with a guest cottage, pool house, two workshops, and two tobacco drying sheds.



## INFORMATION

Town:	Saint-Agne
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	145 m <sup>2</sup>
Plot Size:	11457 m <sup>2</sup>

## IN BRIEF

Located in a quiet area, this authentic stone building complex combines charm and comfort.

It consists of a main house of around 145 m<sup>2</sup> fully renovated, a 70 m<sup>2</sup> guesthouse, a large chlorine pool, a pool house with a bread oven, two workshops, and two tobacco drying barns.

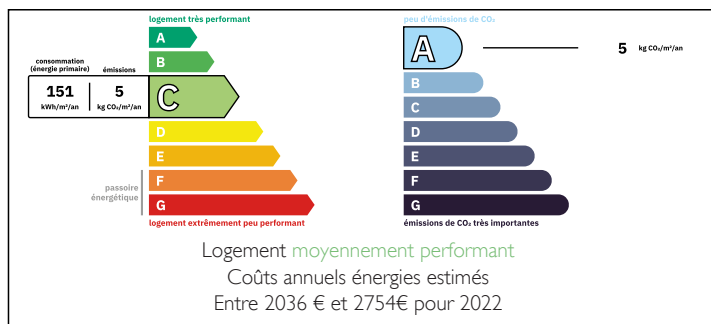
The whole property is on a fenced plot of 11,457 m<sup>2</sup>, equipped with a well.

The main house blends old-world charm with modern comfort, preserving original materials: exposed stone walls, old beams, and French-style ceilings. Very bright and facing south.

In a second building, there's a guest house of about 70 m<sup>2</sup>.

Bread oven, opening onto the garden and its large 11 x 6 m pool, two old tobacco drying barns, two workshops, a chicken coop, and an enclosure with a shelter.

## 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

Located in a quiet and only 14 kilometers from the center of Bergerac, this authentic set of stone buildings combines charm and comfort. It consists of a main house of about 145 m<sup>2</sup> completely renovated with care, a cottage of 70 m<sup>2</sup>, a large chlorine pool, a pool house equipped with a bread oven, two workshops and two tobacco dryers. The whole is located on a closed ground of 11 457 m<sup>2</sup>, equipped with a well.

-The main house combines the charm of old with modern comfort, with original materials preserved: exposed stone walls, old beams and French ceilings. Very bright and facing south, this house offers on the ground floor: an entrance hall, a beautiful equipped kitchen open to a large living room with lounge area and dining room, creating a warm and friendly atmosphere, an office space ideal for telecommuting, a large bedroom, an elegant bathroom with spa bath and shower, a separate toilet, a laundry room and access to a covered terrace.

Upstairs, a large landing/relaxation area serving two beautiful bedrooms, a bathroom, a separate toilet and a workspace.

Comfort side: central heating with heated floors, ecological and economical by geothermal energy, and PVC double glazed windows.

-In a second building, a guest house/ Cottage of about 70 m<sup>2</sup> ideal for receiving family and friends or develop a tourist activity.

Bright and functional, this accommodation offers on the ground floor a large terrace partly covered, a kitchen open to the living room, a bathroom and separate...

## LOCAL TAXES

**Taxe foncière: 1400 EUR**

## NOTES