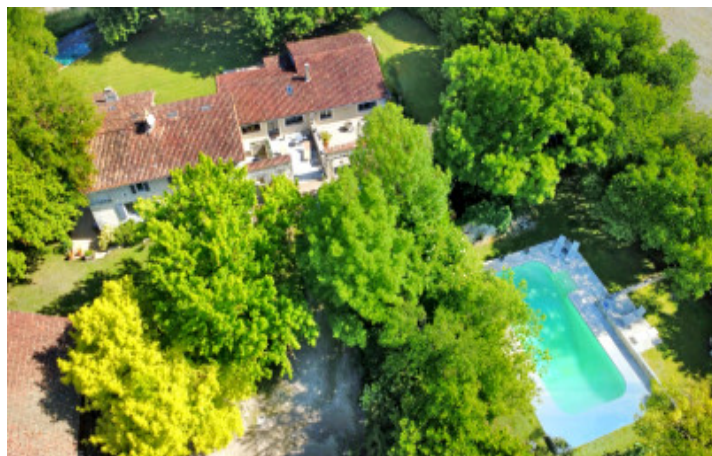
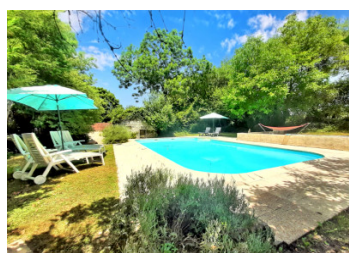


Beautiful stone property with a guest house/gîte, a studio, large pool, gardens & hangar. Peaceful location.



INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	355 m ²
Plot Size:	4170 m ²



IN BRIEF

Main house.

Downstairs.

Kitchen/dining room - 30.15 m²

Living room 1 - 42 m²

Living room 2 - 21.25 m²

Corridor - 6.15 m²

Utility room - 5.05 m²

WC - 1.45 m²

Office/bedroom - 12.05 m²

Cellar - 10 m².

Upstairs.

Corridor - 4.70 m²

Bedroom 12.45 m²

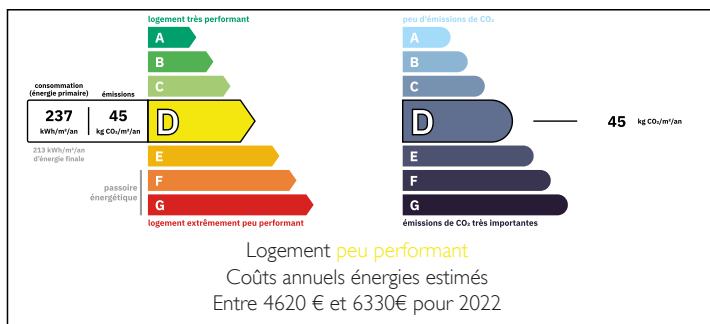
Bedroom - 22.50 m²

Bath/shower room - 4.70 m²

Bedroom 42 m²

En-suite shower room - 5.50 m².

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.

Corridor - 4.75 m²

Bedroom - 9.00 m²

Bathroom - 4.65 m²

Bedroom - 13.40 m²

En-suite bath/shower room - 7.35 m².



DESCRIPTION

Set in an idyllic and peaceful countryside setting, this delightful stone property combines timeless character with remarkable versatility and outstanding potential.

The estate comprises a charming main residence, a separate guest house/gîte, a beautifully crafted stone outbuilding currently used as a professional recording studio, a further stone outbuilding awaiting restoration, and an impressive timber barn, formerly used for tobacco drying.

Surrounded by mature gardens and enjoying glorious views over the rolling countryside, the property offers an exceptional level of privacy and tranquillity, making it an ideal family home, holiday retreat, or lifestyle investment.

Perfectly positioned, the property is just 3 km from the sought-after village of Saint-Séverin and 9 km from the popular village of Verteillac, both offering a good selection of shops, cafés, restaurants, and everyday amenities. The bustling market town of Ribérac, with its renowned weekly market and comprehensive range of services, is only a 15-minute drive away.

Despite its peaceful rural location, the property enjoys excellent accessibility to Bergerac Airport that is just 74 km away, while the vibrant city of Bordeaux with its international airport can be reached within 128 km and Limoges within 144 km, providing convenient national and international transport connections.

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

NOTES