

Périgord Blanc – Vallereuil – Neuville-sur-l'Isle – Stunning property comprising 2 holiday cottages, 1 barn and



INFORMATION

Town:	Vallereuil
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	335 m2
Plot Size:	8000 m2



IN BRIEF

A magnificent 19th-century property comprising a main house, 2 holiday cottages, 1 dovecote, 1 barn, 1 garage/workshop, and a bread oven with a covered terrace.

Highlights of this property

In a quiet, secluded location with unobstructed views of the countryside

8,500 m² of wooded grounds, with fruit trees and a greenhouse

Potential to live on one level across all three dwellings

Tourism business ready to operate immediately

Old-world charm

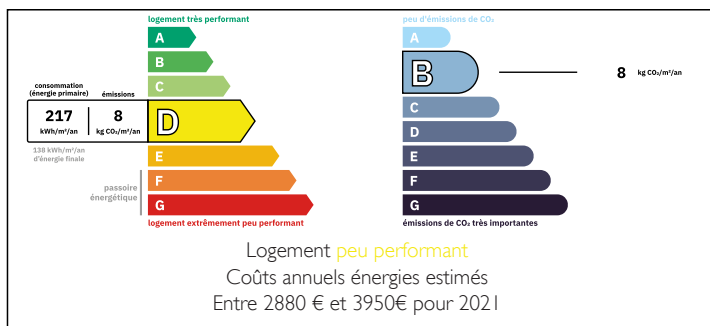
Roofs in very good condition

Quick access to the railway station and the A89 motorway

Close to all local amenities

Potential to create a fourth dwelling in the barn or extend the existing dwellings

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.



DESCRIPTION

A magnificent 19th-century property comprising a main house, 2 holiday cottages, 1 dovecote, 1 barn, 1 garage/workshop, and a bread oven with a covered terrace.

This 19th-century property comprises:

- 1 main house with: 3 bedrooms, 1 kitchen opening onto a living/dining room, 1 bathroom with WC, 1 shower room with WC and 1 mezzanine.
- 1 holiday cottage comprising: 2 bedrooms, 1 kitchen, 1 dining room, 1 shower room with WC, 1 living room and 1 entrance hall.
- 1 dovecote with 1 studio-style holiday cottage comprising 1 kitchen opening onto a living area, 1 shower room with WC and 1 terrace.
- 1 barn
- 1 garage
- 1 bread oven with a terrace
- 1 greenhouse
- 1 8,500 m² plot with fruit trees.

NOTES

Highlights of this property

In a quiet location, not overlooked, with unobstructed views of the countryside

8,500 m² of wooded grounds, with fruit trees and a greenhouse

Potential to live on one level across all three dwellings

Tourism business ready to operate immediately

Old-world charm

Roofs in very good condition

Quick access to the railway station and the A89 motorway

Close to all local amenities

Potential to create a fourth dwelling in the barn or extend the existing dwellings

Studio in the dovecote, fully renovated, with a terrace offering stunning views

Beautiful 60 m² living room in the main house

Potential to create a third bedroom in the small gîte

Absolutely magnificent bread oven, with its mezzanine and covered terrace
