



SET OF THREE STONE BUILDINGS, SWIMMING  
POOL, TERRACES, MEADOWS AND  
WOODLAND.

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| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A32095BD24                                                                |
| PRICE                                                                           | € 950,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 11                                                                        |
| BATHROOM                                                                        | 6                                                                         |
| ACCOMMODATION                                                                   | 409 m <sup>2</sup>                                                        |
| LAND                                                                            | 0 m <sup>2</sup>                                                          |
| TOWN                                                                            | Savignac-de-Miremont                                                      |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        |                                                                           |
| TYPE                                                                            | Maison, Country House, Family Home                                        |
| CONDITION                                                                       | Good condition                                                            |
| FEATURES                                                                        | Swimming Pool, Other Drainage, Garage                                     |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |



- Charm of the place
- Hosting capacity
- Peaceful surroundings
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Charm full property - set of three stone buildings on the heights of a typical village.

The first house is spread over three levels and features on its ground floor a spacious kitchen/dining room, a living room with fireplace and a

## DESCRIPTIF

A former 18th century coaching inn and forge, this charming property comprises three stone buildings on the heights of a small village typical of the Périgord region is appears ideal for hosting and sharing memorable moments..

The first house has 200 m<sup>2</sup> of living space, is spread over three levels, and includes on its ground floor a spacious kitchen/dining room, a charm full living room with fireplace and a master bedroom with en suite shower room. On its lower floor (garden level) and upstairs you will find five further bedrooms, three bathrooms and a toilet.

The second house comprises a kitchen, dining room and large lounge on the ground floor. Upstairs are three bedrooms, a bathroom and a separate toilet.

The third stone building closes off this large courtyard and is currently used as a large games and leisure area with billiards, table football and reading areas. The first floor is currently used as a large dormitory, but the use of this building could be reviewed as it offers numerous possibilities!

A large (70 m<sup>2</sup>) covered terrace invites you to relax on long summer days, overlooking the pool area below, which is ideally located, being both central to the property and set back from the courtyard. This area has its own covered terrace as well as an enclosed space that can be used as a pool house, separate office or additional spare bedroom.

Several other terraces, a large wooded parking area with capacity for 14 cars and a large 70 m<sup>2</sup> garage at the back, and mor

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32095BD24>

COMPLETE FILE AND PHOTO ON REQUEST



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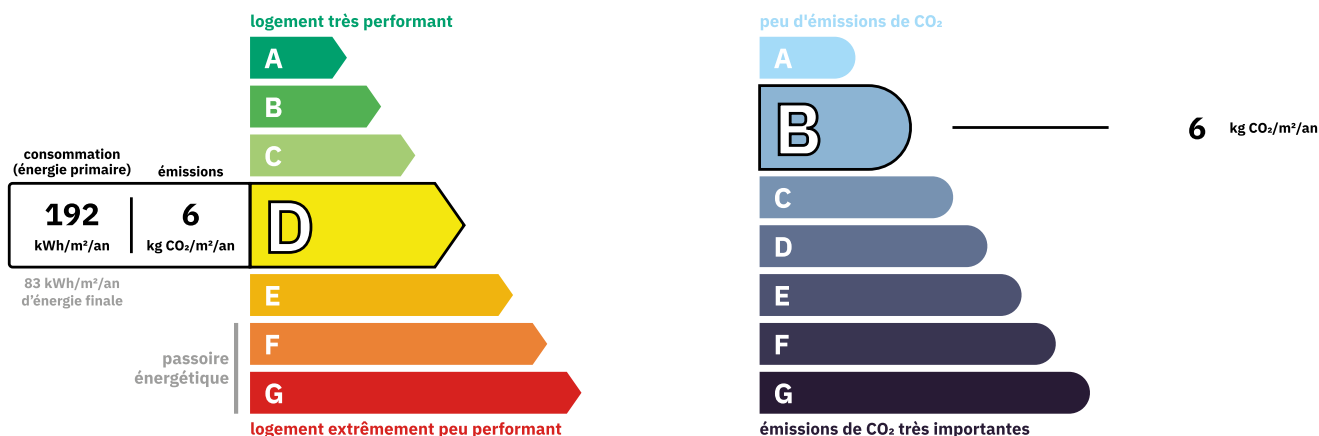
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SET OF THREE STONE  
BUILDINGS, SWIMMING POOL  
TERRACES, MEADOWS AND  
WOODLAND, ...

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

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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 2860 € and 3920€ for 2023

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## CONTACT

Réf : A32095BD24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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