



BEAUTIFUL LONGÈRE THE GREEN PÉRIGORD, SET
IN 3 HECTARES OF ITS OWN GROUNDS WITH
STUNNING VIEWS.

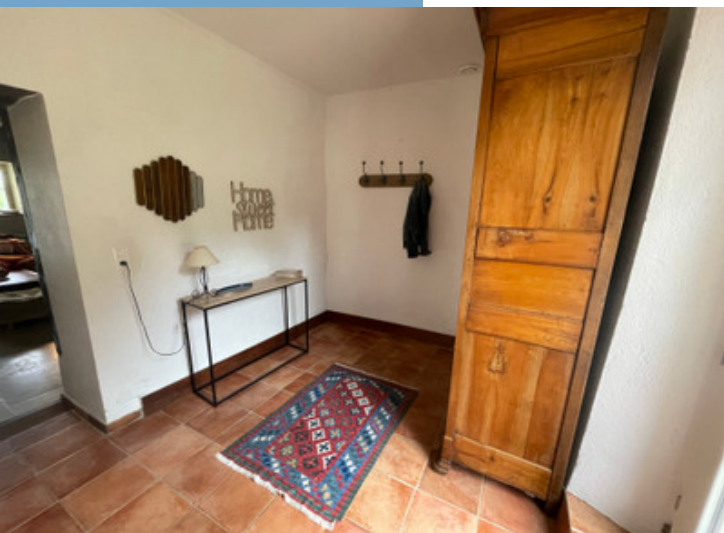
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PROPERTY FACT FILE

REFERENCE	A35344LAL24
PRICE	€ 1,155,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 100 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	5
ACCOMMODATION	294 m ²
LAND	31741 m ²
TOWN	Saint-Jean-de-Côle
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Other Drainage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change



- Old coach house
- Peaceful environment
- Magnificent views
- Private park
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Beautiful historical long house only 2km from St Jean-de-Côle, one of the most beautiful villages in the North Dordogne, attracting tourists and with many excellent restaurants. A 20-minute drive to Brantôme-en-Périgord. This property was a coaching house and dates from the 18th Century.

DESCRIPTIF

On the ground floor: Lounge with open fireplace and exposed beams and door leading out on to terrace.

Dining room (34m²) with open fireplace, terracotta floors and views out over the gardens.

Fully equipped kitchen with stove, ovens, microwave, fridge/freezer, dishwasher and work surfaces.

Beyond the lounge there is a tiled entrance hall, leading out on to a 5 x 10 metre swimming pool.

Two downstairs bedrooms (14m²), both ensuite.

Stairs lead up to two bedrooms, two ensuite and all with exposed beams. At this level there is also a separate bathroom, W.C. and a walk-in wardrobe.

A second staircase leads up to two more bedrooms with bathroom and toilet.

The house has a new roof and is well insulated. Double-glazing throughout.

Outbuildings: Adjoining the house is a one-bedroom gîte with its own kitchen.

A barn serves as store area for gardening equipment and as the pool house.

Car port for three cars.

High-quality bowling area.

The land consists of grass areas, lawns, deciduous woodland with principally oak and pine. The garden surrounding the house is well-stocked with fruit trees, apple, cherries, hazelnuts and quince.

Shopping and restaurants in St Jean-de-Côle or 9kms away in Thiviers

One hour's drive from Limoges airport..

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35344LAL24>

COMPLETE FILE AND PHOTO ON REQUEST

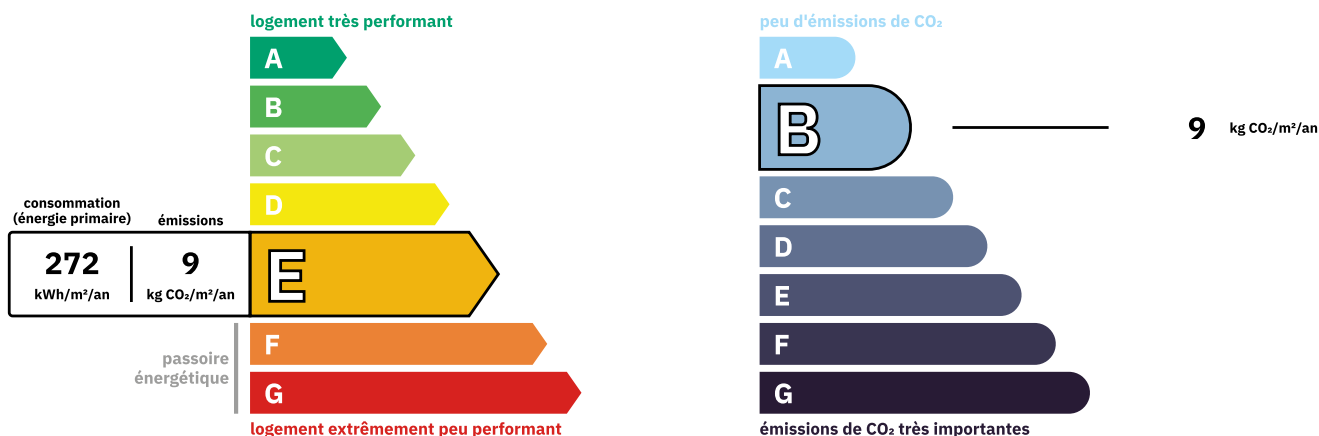


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Energy consuming**
Estimated annual energy costs
between 5180 € and 7050€ for 2025

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A35344LAL24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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