



COUNTRY ESTATE ON 37.8HA (93 ACRES) WITH
SWEEPING VIEWS, POOL & GUEST WING — A
RARE COUNTRY HAVEN

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COUNTRY HAVEN...



PROPERTY FACT FILE	
REFERENCE	A40019GJP24
PRICE	€ 960,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	253 m ²
LAND	378488 m ²
TOWN	Eymet
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Exceptional grounds 93 acres
- Prestige property
- Close to Bergerac, Eymet, Issigeac
- Bursting with character
- Heate pool

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Beautifully restored country house with heated pool and breathtaking panoramic views. This exceptional country estate offers 37.8 hectares (93.5 acres) of meadows, pastures, and woodland—your own private nature reserve in the heart of the Dordogne, perfect for horses with trails on your doorstep. Peacefully located with elevated views yet

DESCRIPTION

The beautifully renovated main house (253m² habitable) blends modern comfort with character and benefits from double glazing, and original details such as beamed ceilings, exposed stone walls terracotta tiles, and beautiful views from all angles.

Ground floor:

Large farmhouse kitchen/dining room (21m²) with terracotta tiles, old cheminée, beamed ceiling, and fully equipped with a range cooker.

Utility room.

Dining room (19m²).

Spacious lounge (30m²) with woodburner in the original fireplace and French windows leading to the gardens.

Utility room with W.C.

Three bedrooms (19m², 20m², 14m²), two with ensuite bathrooms.

First floor:

In the pigeonnier: a double bedroom with en suite shower room and W.C.

A separate apartment has been created in the other wing of the property, comprising an open plan kitchen/living room (31m²), mezzanine bedroom, two further bedrooms, and bathroom with W.C. — ideal for guests or income potential.

Exterior & Grounds:

Numerous terraces for outdoor dining and relaxation.

Heated saltwater pool

Beautiful, well-planted garden.

Substantial stone barn (approx. 300m²) offering scope for future projects.

Open barn in good condition.

This exceptional country estate offers 37.8 hectares (93.5 acres) of meadows, pastures, and woodland — your own private nature reserve in the heart of the Dordogne. Perfect for horses, with trails on your doorstep, the setting is secluded yet not isolated, combining peace, privacy, and accessibility.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40019GJP24>

COMPLETE FILE AND PHOTO ON REQUEST

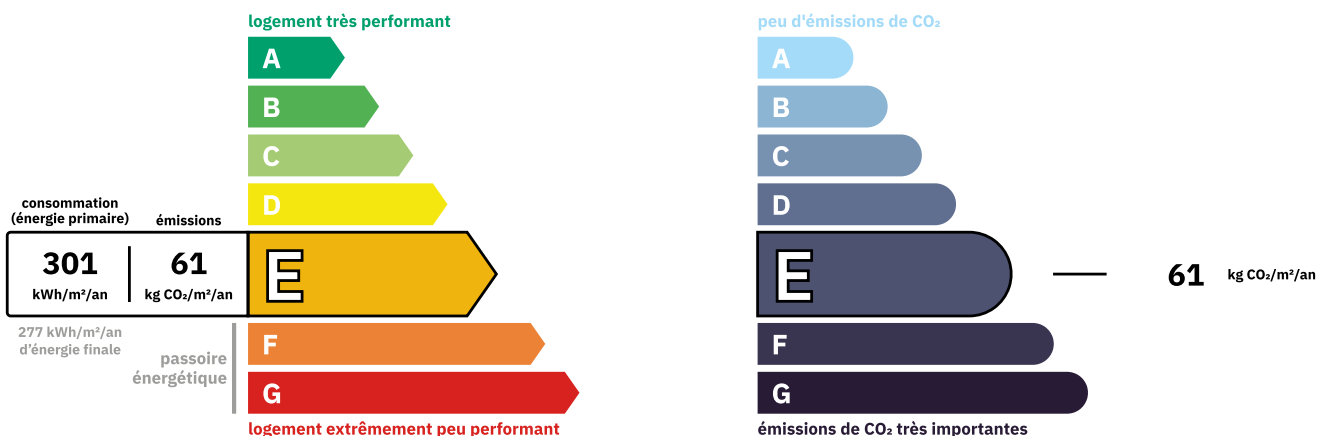


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— A RARE COUNTRY
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Ref : A400I9GJP24

ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 7270 € and 9870€ for 2023

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 : A400I9GJP24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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