



EXQUISITELY RENOVATED 3-BED, 3-BATH STONE
FARM WITH GUEST HOUSES, POOL AND BARN
SET IN "COUNTRY LIFE" GARDENS

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LIFE..."



PROPERTY FACT FILE	
REFERENCE	A43160ANW47
PRICE	€ 845,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	310 m ²
LAND	15351 m ²
TOWN	Parranquet
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Elegant stone homes in the heart of the bastides
- Extensive country views from beautiful gardens
- Guest accommodation with income potential
- Multi-generational living options
- First opportunity to buy in over 20 years

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RENOVATED 3-BED,
3-BATH STONE FARM
WITH GUEST HOUSES,
POOL AND BARN SET IN
"COUNTRY LIFE..."
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This exceptionally restored stone farmhouse offers refined country living between three sought-after bastide towns on the Dordogne and Lot-et-Garonne border. The beautifully crafted main house provides three double bedrooms, each with its own en-suite bathroom, finished with the finest traditional materials and impeccable style. A connected

DESCRIPTION

Approached along a quiet country lane, this beautifully restored stone 'corps de ferme' immediately conveys a sense of authenticity and refinement. Traditional materials have been used throughout, yet the overall effect is one of understated contemporary elegance.

Entry is via a generous covered terrace — an inviting threshold that sets the tone for relaxed outdoor living. Stepping inside, you arrive in the impressive double-height salon (8.3m x 5m); an grand yet welcoming space. The chic colour palette and lime/hemp plaster finishes create warmth and texture, while the scale of the room gives a wonderful sense of volume and light. It is a space designed as much for intimate winter evenings as for larger gatherings.

To the left, the dining room (4.6m x 3.9m) benefits from windows to two aspects, drawing in natural light and framing garden views. Beyond, the open kitchen (4.7m x 3.9m) enjoys far-reaching views over the surrounding countryside. From here, doors open directly onto a substantial decked terrace — perfectly positioned for evening apéritifs as the sun sets across the landscape.

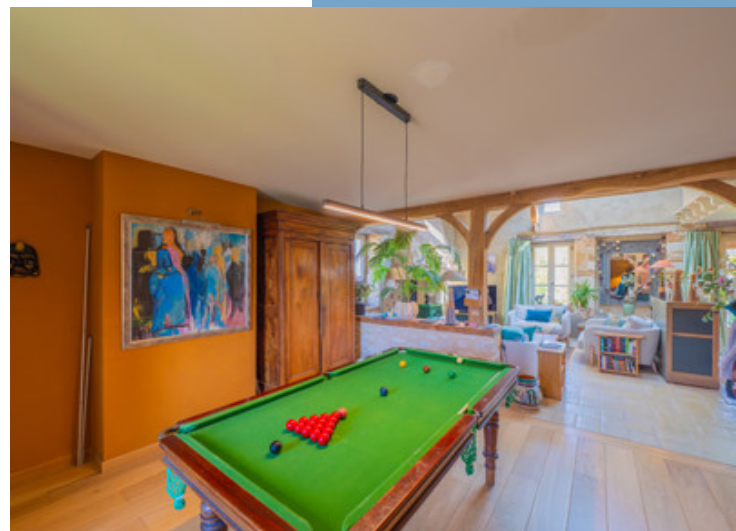
Beyond the main salon lies a more intimate sitting room (4.7m x 3.9m), ideal as a snug, library or television room, with a conveniently placed ground-floor WC alongside. A beautiful wooden staircase rises to a galleried landing overlooking the principal living space, enhancing the sense of architectural cohesion. Upstairs are three double bedrooms (3.5m x 3.4m; 3.8m x 2.7m; 3.5m x 2.8m).

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A43160ANW47>

COMPLETE FILE AND PHOTO ON REQUEST

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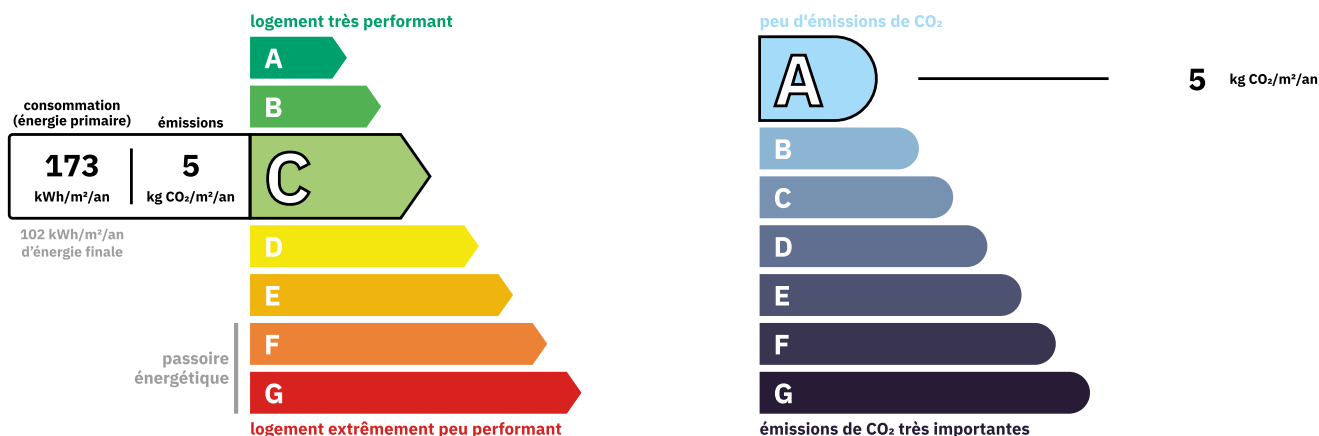


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ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 1830 € and 2540€ for 2023

NOTICE

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

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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

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AND PHOTOS
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