



CHARACTER ESTATE OF APPROXIMATELY 10
HECTARES WITH SWIMMING POOL AND
OUTBUILDINGS | PRESTIGE – PÉRIGORD NOIR

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– PÉ...



PROPERTY FACT FILE	
REFERENCE	A43950TP24
PRICE	€ 632,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	191 m ²
LAND	97000 m ²
TOWN	Florimont-Gaumier
DEPARTMENT	
LOCATION	Hamlet property
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- No overlooking neighbors - complete privacy
- Fully renovated stone property - Energy grade A
- Bright main house featuring a various windows
- Self-contained garden-level apartment
- Preserved setting, swimming pool and outbuildings

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Set in the heart of a preserved rural environment, tucked away in a discreet hamlet with no overlooking neighbors, this elegant single-storey stone property embodies a rare blend of authenticity, contemporary comfort, and the art of country living. Set on more than 10 hectares of meadows and woodland, it offers a serene natural

DESCRIPTION

Set in the heart of a preserved rural environment, tucked away in a discreet hamlet with no overlooking neighbors, this elegant single-storey stone property embodies a rare blend of authenticity, contemporary comfort, and the art of country living.

Set on approximately 10 hectares of meadows and woodland, it offers a peaceful natural setting, ideal for a family residence, equestrian project, or high-end hospitality venture.

Fully and carefully renovated, the main house features refined finishes and a warm, calming atmosphere. Its excellent energy performance (EPC rating A/A) ensures optimal comfort throughout the year and well-controlled energy consumption.

The outdoor areas are particularly well designed, with a structured landscaped garden, gravel pathways, planted borders, and a mature wisteria adding charm and softness to the setting.

The swimming pool area, set slightly below the terrace (7 x 4.5 m), blends harmoniously into the landscape. Its wooden deck provides the perfect setting for long summer days.

The main house is composed as follows: a spacious reception area with open-plan kitchen, 4 bright bedrooms, 2 shower rooms, 2 WC, and a utility/laundry room.

A separate self-contained garden-level apartment offers a living area with fitted kitchen, 1 bedroom, shower room, and WC. Ideal for hosting family and friends independently or for a quality rental project.

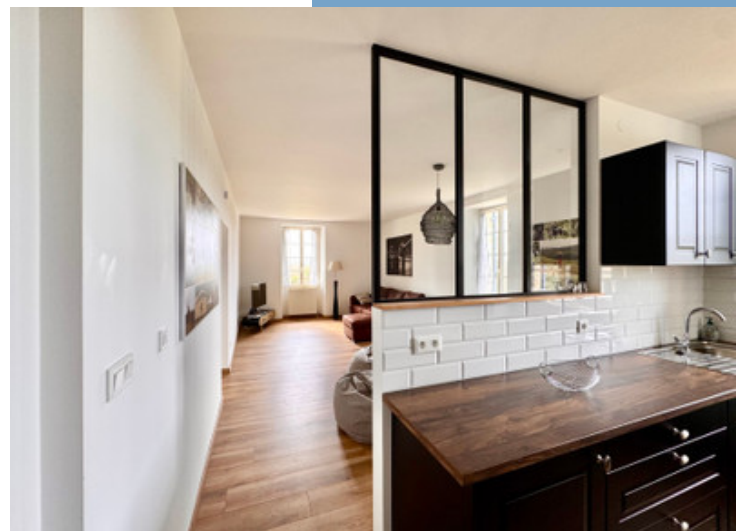
The outbuildings form a rare ensemble in terms of scale and potential:

A large stone barn offering ex...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43950TP24>

COMPLETE FILE AND PHOTO ON REQUEST



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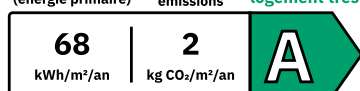
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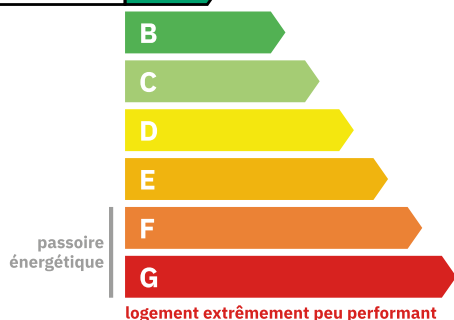
ENERGIE-DPE

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

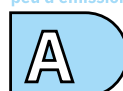
consommation (énergie primaire) émissions logement très performant



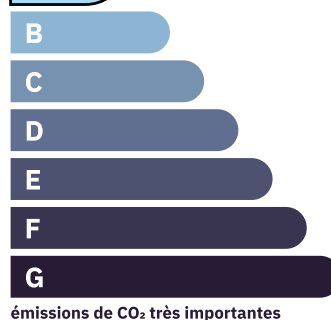
40 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂



2 kg CO₂/m²/an



émissions de CO₂ très importantes

Property **Very efficient**
Estimated annual energy costs
between 890 € and 1280€ 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 : A43950TP24
FILE COMPLETE
AND PHOTOS
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