



SUPERB RESTORED STONE PROPERTY FULL OF
CHARM WITH 4 GITES. BEAUTIFUL SETTING IN
PEACEFUL VILLAGE, DORDOGNE

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BEAUTIFUL SETTING IN
PEACEFUL VILLAGE, DO...



PROPERTY FACT FILE	
REFERENCE	A44005KEF24
PRICE	€ 665,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (633 333 EUR hors honoraires)
BEDROOM	12
BATHROOM	8
ACCOMMODATION	418 m ²
LAND	7204 m ²
TOWN	Saint-Aubin-de-Nabirat
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Spacious 5 bedroom home plus 4 independent gîtes
- Peaceful location in authentic pretty village
- Renovated throughout to outstanding level
- Beautiful landscaped private garden, large pool
- Fantastic location close to popular attractions

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Elegant 19th-century stone residence offering 5 bedrooms, four independent gîtes and a 10×5m swimming pool, beautifully and meticulously renovated throughout to create a refined yet comfortable home with proven rental income.

DESCRIPTION

This exceptional stone property has been exquisitely restored to an impeccable standard by the current owners, seamlessly blending timeless elegance with modern comfort while preserving many original character features.

Currently operated as a highly successful family holiday business, while also serving as a refined private residence, the estate presents a rare and versatile lifestyle and investment opportunity.

Perfectly situated in the heart of an authentic and picturesque village near Cénac-et-Saint-Julien and the spectacular Dordogne River Valley, the property is set within over 7,200 m² of immaculately maintained landscaped gardens, enjoying open views across the surrounding countryside.

This truly beautiful property offers privacy and tranquillity without isolation.

It successfully operates with four independent gîtes, while simultaneously providing a luxurious home for the owners.

The Main House

The main house offers approximately 214 m² of refined living space and comprises five bedrooms and three elegant reception rooms, one featuring a charming wood-burning stove.

A spacious, fully fitted high-quality kitchen / dining room forms the heart of the home, complemented by a gym, laundry room, and a large terrace overlooking the gardens and pool. An inviting covered summer living area, boules court, and impressive 10 x 5 m swimming pool complete the outdoor lifestyle.

A substantial attic is currently being converted to provide an additional living room, bedroom...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44005KEF24>

COMPLETE FILE AND PHOTO ON REQUEST

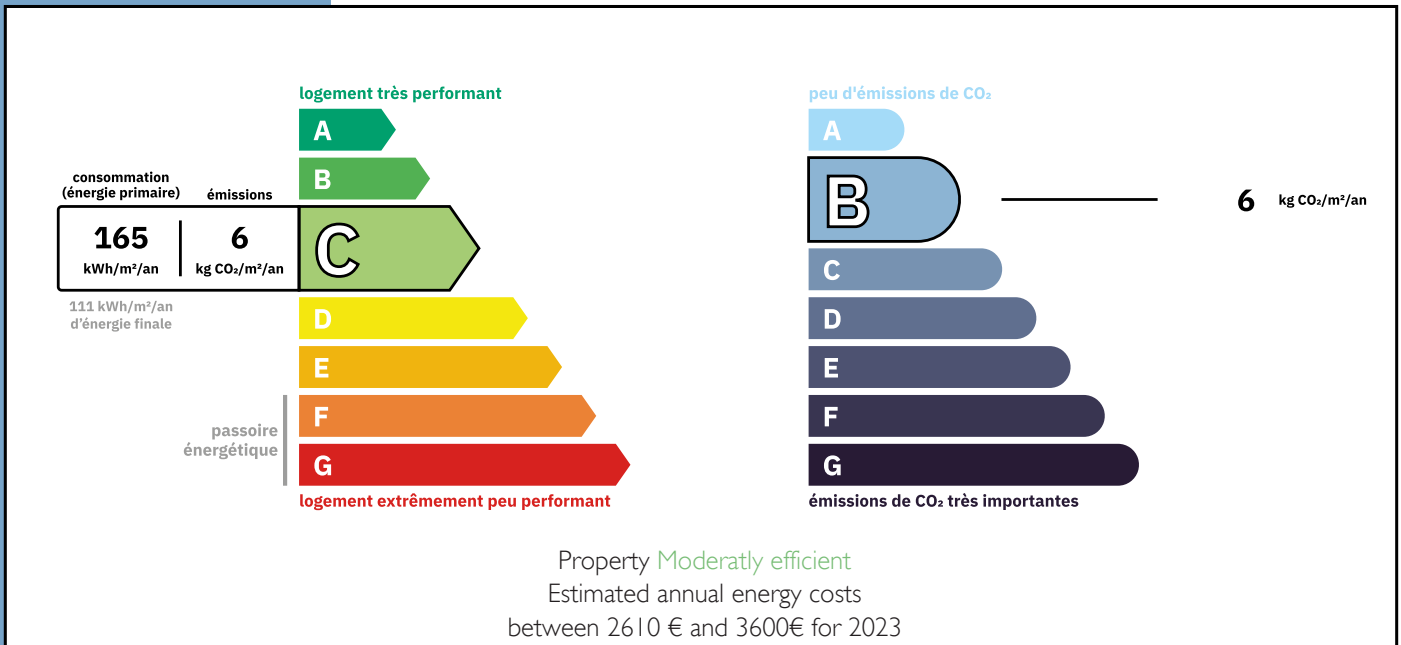


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A44005KEF24
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr