LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

# SUPERB PERIGORDINE 18TH CENTURY PROPERTY AND GITE IN 2.5 HA OF LAND AND INFINITY POOL

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

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## PROPERTY FACT FILE

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| REFERENCE | A44514CDE24 |
| PRICE | € 1,200,000<br>£ 0*<br>*agency fees included: 4 % TTC to be paid by the buyer (1 150 000 EUR hors honoraires) |
| BEDROOM | 9 |
| BATHROOM | 5 |
| ACCOMMODATION | 480 m² |
| LAND | 25000 m² |
| TOWN | Saint-Martin-des-Combes |
| DEPARTMENT | |
| LOCATION | Coastal |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | |
| FEATURES | Swimming Pool, Private drainage, Private parking |

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

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- Exquisite manor house fully renovated with a gite
- Set in 2.5 ha of pasture and woodland fenced
- 15 mins from Bergerac, daily international flights
- Large family gite with original features.
- 12 x 6m infinity salt pool with stone surrounds.

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Elegant Chartreuse in the Heart of Périgord Pourpre

Nestled in the heart of the Périgord Pourpre, this magnificent chartreuse has been tastefully renovated using the finest materials

# DESCRIPTION

Main House with Pigeonnier (approx. 340 m²)

Ground Floor
A welcoming entrance hall leads into a fully equipped kitchen.
Housed within the charming pigeonnier, a spacious dining room opens onto the garden and a covered terrace, perfect for indoor-outdoor living.
The impressive 65 m² living room features a fireplace and offers generous, light-filled space ideal for entertaining.
A comfortable master suite includes a private shower room, separate WC, and built-in wardrobes.
Additional spaces include a utility room, wine cellar, and boiler room.

First Floor
Four well-proportioned bedrooms, all with built-in wardrobes.
Two bathrooms, each with WC.

Guest House (approx. 140 m²)

Ground Floor
A cosy living room with fireplace.
A fully fitted kitchen.
Two bedrooms.
A bathroom and separate WC.

First Floor
Two additional bedrooms, one of which benefits from access to a private terrace.
A shower room with WC.
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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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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44514CDE24
COMPLETE FILE AND PHOTO ON REQUEST

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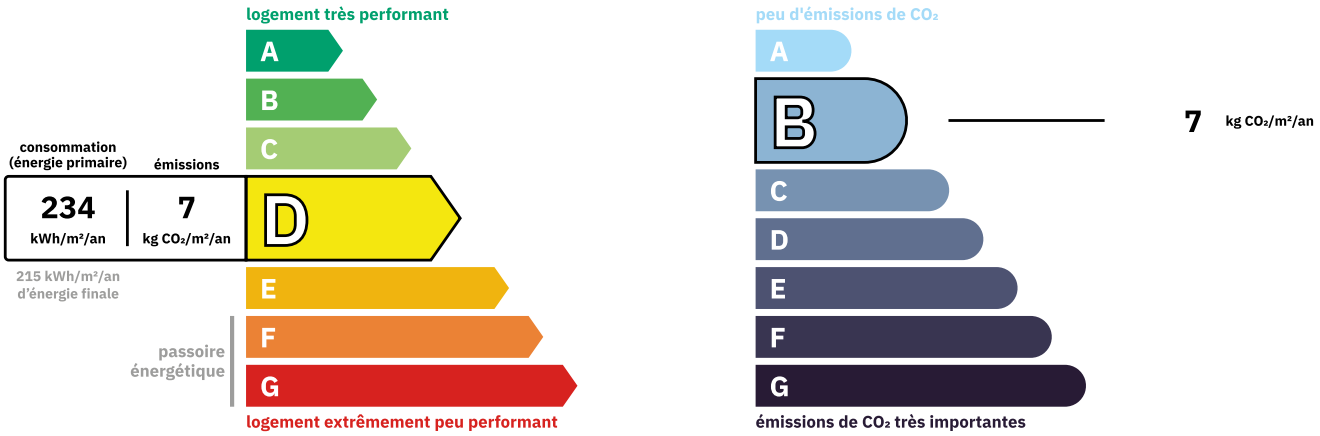
# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 5120 € and 6990€ for 2026

# NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. 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

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