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# Charming property with gites and a lake on 2ha

Saint Geyrac , Dordogne , Nouvelle Aquitaine



€779,100

inc. of agency fees

**10** Beds **6** Baths **400** sqm **1** ha

This prime real estate complex in Périgord Noir comprises 3 charming stone houses set around a courtyard on a 2hectare plot, with a pond and leisure park.

## At a Glance

Reference 1	MFH-IJLB7LDB	Near to	Perigueux	Price	€779,100
Bed 1	10	Bath	6	Hab.Space	400 sqm
Land 1	1 ha	Pool	Yes	Land Tax	N/A

This unique real estate complex is situated in a prime location in the heart of Périgord Noir, close to a village with local amenities and just 15 minutes from Périgueux. The property comprises 3 charming stone houses arranged around a central courtyard, offering a beautiful natural setting and ample space for entertaining.

The Main House, approximately 190 square meters in size, includes a spacious living room with plenty of natural light and a fireplace, a fully equipped kitchen, and a utility room. A large veranda with floor-to-ceiling windows extends along the length of the house. A wooden staircase leads to the upper floor, which features one bedroom with a shower and sink and one large bedroom with its own full bathroom.

The Guest House, covering an area of about 145 square meters, is divided into two separate accommodations. The first part consists of a living room, kitchenette, bathroom, and 2 bedrooms on the upper floor. The second part includes a living room, kitchen/dining room, and an upper floor accessible via two separate staircases, each leading to 2 bedrooms. This guest house also boasts a covered terrace overlooking the grounds and pool.

The "Sheepfold" house offers a living space of around 65 square meters and comprises a living room, kitchen area, pantry, bathroom, and 2 attic bedrooms.

The entire property is set on an approximately 2-hectare plot, featuring a pond, a leisure park, and a rural area.

# The Main House

# The ground floor

- 75 sq.m Large living room, stone & exposed beams, 4 French doors, fireplace insert
- 11,10 sq.m Kitchen equipped and furnished, 2 windows

- 3,20 sq.m Cellar, window
- 2,20 sq.m Toilets, washbasin, window
- 53 sq.m Large veranda with bay windows

#### The first floor

- 10 sqm Bedroom under frame, window, closet, shower and sink
- 18 sqm Room under frame, storage space
- 6 sqm Private Bathroom, 2 Sinks, WC
- 8,80 sq.m Landing, window

# **Guest House 1**

# The ground floor

- 27 sqm Living room, stone and exposed beams, fitted kitchen, wooden staircase
- 4,30 sq.m Bathroom, sink, WC

#### The first floor

- 7,2 sqm 1 Bedroom, Velux
- 7 sqm 1 Bedroom, Velux

# **Guest House 2**

# The ground floor

- 26 sq.m Living room, French doors, wooden staircase
- 27 sq.m Fitted kitchen and dining room, French doors, window, exposed stone, wooden staircase
- 4,30 sq.m Bathroom, sink, WC

• 4,40 sq.m - Bathroom, sink, WC, window

#### The first floor

- 8 sqm Bedroom, Velux
- 7,30 sqm Bedroom, Velux
- 6,10 sqm Bedroom, Velux
- 9 sqm Bedroom, Velux, windows

# The Sheepfold House

# The ground floor

- 24 sqm Living room, French windows, window, staircase, exposed stone
- 12 sq.m Fully equipped kitchen, window
- 2.10sq.m Cellar, cellar
- 4,20 sq.m Bathroom, sink, toilet, window
- 4.30 sq.m Distribution corridor

#### The first floor

• 15 sqm - 2 attic bedrooms + landing, windows

# Outside

- workshop shelters
- Workshops
- Storage space
- swimming pool (11m x 5m), chlorine, winter tarpaulin
- park and pond

#### **Environment & Surroundings**

Lake or River View? ✓

#### **And Before You Ask**

Exposure: South-west

Good general Condition:

condition

Heating System: Central

heating (gas)

Septic tank

Drainage: needs

updating

Property Tax: €2100.00

## **Summary**

Property type: Countryside house

Bedrooms: 10

Bathrooms 6

Price €779,100

# **Key Information**

Internal Area: 400 sqm

Land Area: 1 ha

Floor: 2

How many

Outbuildings:

Number of

Fireplaces:

Property Features:

Bergerie

• 2 guest houses

Has an Office /

Study?

Yes

3

1

Has a Garden

Yes

Has a Terrace?

Yes

Swimming Pool?

Yes

Has Satellite TV

Yes

**Location: Nouvelle Aquitaine** 



# Gallery







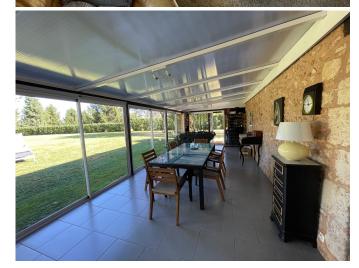


































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#### S. and L. BROWN



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