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House and guest cottage set on 38 hectares of land

Servanches , **Dordogne** , **Nouvelle Aquitaine**



€525,000

inc. of agency fees

5 Beds 3 Baths 190 sqm 38 ha

Rural property with gite potential, a pool, and 38 hectares of land for sale in the heart of the Double Forest, 20 minutes from Ribérac, in the Dordogne.

At a Glance

Reference	MFH-IJLQ5SB	Near to	Perigueux	Price	€525,000
Bed	5	Bath	3	Hab.Space	190 sqm
Land	38 ha	Pool	Yes	Land Tax	N/A

Property Description

This rural property is situated in the heart of the Double Forest, a 20-minute drive from Ribérac, Dordogne. It features a south-facing country house with 190 sq.m of living space across two levels, offering the potential to create a gite. The ground floor includes a spacious living room, a semi-open kitchen, and a separate toilet.

On the upper floor, you'll find 3 bedrooms and 2 bathrooms.

Additionally, there is an adjoining and communicating living room-kitchen, an office, a bathroom, and a separate toilet. The property also includes a laundry-boiler room, a wine cellar, and a garage with a concrete floor in the annexe. The property has undergone overall renovations of good quality, creating a pleasant living environment.

Outside, there is an indoor swimming pool and an agricultural shed. The property spans a 38-hectare plot, consisting of 30 hectares of wood and 8 hectares of meadow. The garage has the potential to be renovated into an additional cottage or independent accommodation, while the land could be sold to local cattle owners.

The Accommodation

The ground floor

- 26,55 sqm - Living room/kitchen
- 3.23 sqm - Entrance
- 7,06 sqm - Shower room
- 1,50 sqm - WC
- 3,83 sqm - Hallway with cupboard
- 14,40 sqm - Office/Bedroom
- 59 sqm - Living room (with large stove)
- 4.83 sqm - Clearance

The first floor

- 12,6 sqm - Bedroom (with shower room 4.83)
- 22 sqm - Bedroom (40.39 on the ground)
- 9,98 sqm - Bedroom
- 12 sqm - Bedroom
- 5,69 sqm - Bathroom (communicating with the 2 bedrooms)

Outside

- swimming pool (9X4) hull, motorised cover, bromine, ozonator
- garage of 41 sqm
- technical / maintenance shed - 7 sqm

Summary

Property type:	Farmhouse
Bedrooms:	5
Bathrooms	3
Price	€525,000

Key Information

Year Built:	1786
Internal Area:	190 sqm
Land Area:	38 ha
Floor:	2
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Satellite TV	Yes

Location: Nouvelle Aquitaine



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