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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

Bed 5

Land 38 ha

Near to Perigueux

Bath 3

Pool Yes

Price €525,000

Hab.Space 190 sqm

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





## Gallery















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**S. and L. BROWN**



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