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## 17 bedroom Countryside house for sale in Dordogne

Région BELVES , Dordogne , Nouvelle Aquitaine



# €904,800

inc. of agency fees

17 Beds    13 Baths    800 sqm    2.6 ha

An exceptional estate nestled in greenery. Situated in the heart of a haven of absolute peace, far from any nuisance or vis-à-vis, this charming property offers an idyllic setting just 7 km from...

### At a Glance

<b>Reference</b>	MFH-GLFAP2668	<b>Near to</b>	Région BELVES	<b>Price</b>	€904,800
<b>Bed</b>	17	<b>Bath</b>	13	<b>Hab.Space</b>	800 sqm
<b>Land</b>	2.6 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

An exceptional estate nestled in greenery

Situated in the heart of a haven of absolute peace, far from any nuisance or vis-à-vis, this charming property offers an idyllic setting just 7 km from one of France's most beautiful villages and its amenities. A true jewel

of the Périgord region, this stone property will seduce you with its authenticity and exceptional potential.

A main house and gîtes for a thriving business

The main property has a comfortable floor area, four spacious bedrooms and all the comforts you need for a pleasant stay. Perfectly suited to family life, it can also provide an excellent source of rental income.

Six independent gîtes, ranging from cosy studios for couples to spacious family cottages, complete this property.

For unforgettable moments of sharing, a barn converted into a reception room can accommodate up to 40 people. Equipped with a professional kitchen and laundry facilities, it offers everything you need to organize festive meals, seminars or business meetings.

A 16th-century fortified house, with a floor surface area of 100 m<sup>2</sup> on two levels, offers unique renovation potential for lovers of history and architecture. An additional 100 m<sup>2</sup> barn completes the ensemble, giving free rein to your ideas and project.

To complete this idyllic picture, a 14x7 swimming pool with paddling pool and pool-house invites you to relax and enjoy the pleasures of the water. The 26,000 m<sup>2</sup> of grounds surrounding the property offer a peaceful, unspoilt setting, ideal for recharging your batteries in the heart of nature.

This charming property, with its rich rental potential and multiple development opportunities, represents a rare real estate investment. Whether you're looking for a main residence or a thriving self-catering business, this exceptional estate is sure to meet your expectations. Information on the risks to which this property is exposed is available on the Géorisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Summary

Property type:	Countryside house
Bedrooms:	17
Bathrooms	13
Price	€904,800

## Key Information

Year Built:	1900
Internal Area:	800 sqm
Land Area:	2.6 ha

## Location: Nouvelle Aquitaine



## Gallery





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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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