



Beautiful and unique property, sympathetically restored with 3 charming gîtes between Sarlat and Bergerac and close to 2 golf courses.

The property consists of a group of vast and imposing original stone buildings set in 1,4 acres enjoying truly spectacular views across its own land and the surrounding countryside yet is not isolated. Ideally located to enjoy the benefits of the Dordogne. Just 4 km from the centre of the attractive . . .

Town: ST CYPRIEN
Dept: Dordogne
Plot size (m2): 5566
Habitable (m2): 330
Bedrooms: 8
Bathrooms: 4
Agent: **Juanita Franke**

juanita@leggett.fr

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€ 556 500

Principal Residence

The 72 sqm sitting / dining / fitted kitchen with 2 woodburners is light and airy and opens onto a terrace and walled garden. On the first floor a landing leads to two double bedrooms of 16 and 12 sqm and a 6 sqm bathroom with bath, shower, washbasin and WC. There is capacity to expand into the attached barn, where the laundry and storage is as well as a staircase leading to the next floor with a bedroom and showerroom. Underneath the house is a cellar of 72 sqm.

Three charming gîtes accommodating 6, 4 and 2 persons all with private terrace and garden.

First gîte accomodates 6 people in 3 bedrooms.

The entrance hall leads to a spacious fitted kitchen with attached laundry room and storage for the gas central heating boiler. The double sliding door and 2 south facing windows make this a light living / dining area with built in fireplace. Off the hall is separate toilet with washbasin. The staircase leading to 3 bedrooms of 10, 14 and 14 sqm on the first floor, a bathroom with bath, bidet and wash basin and a separate toilet.

Behind the gîte is a further barn that subject to planning permission could perhaps be restored and linked to the gîte to create . . .



La Rochebeaucourt

Maison de Chapitre, 24340, La Rochebeaucourt

TEL: 08700 11 51 51 email: info@frenchestateagents.com