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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 2-hectare plot, with a pond and leisure park.

### At a Glance

**Reference** MFH-IJLB7LDB

**Bed** 10

**Land** 1 ha

**Near to** Perigueux

**Bath** 6

**Pool** Yes

**Price** €779,100

**Hab.Space** 400 sqm

**Land Tax** N/A

### Property Description

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                 |
| Condition:      | Good general condition     |
| Heating System: | Central heating (gas)      |
| Drainage:       | Septic tank 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: | 3       |
| Number of Fireplaces:  | 1       |
| Property Features:     |         |
| • Bergerie             |         |
| • 2 guest houses       |         |
| 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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