

[Click to view MFH-IJLQ5SB](#)

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



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates