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## 8 bedroom Farmhouse for sale in Dordogne

Le Bugue , Dordogne , Nouvelle Aquitaine



# €1,365,000

inc. of agency fees

8 Beds      350 sqm      15.59 ha

This estate is an old farmhouse renovated in 2016, dating from the 17th century, in the heart of the Périgord Noir region. The authenticity of the building has been tastefully renovated with all modern...

### At a Glance

|                  |               |                |          |                  |            |
|------------------|---------------|----------------|----------|------------------|------------|
| <b>Reference</b> | MFH-GLFAP2577 | <b>Near to</b> | Le Bugue | <b>Price</b>     | €1,365,000 |
| <b>Bed</b>       | 8             | <b>Pool</b>    | No       | <b>Hab.Space</b> | 350 sqm    |
| <b>Land</b>      | 15.59 ha      |                |          | <b>Land Tax</b>  | N/A        |

### Property Description

This estate is an old farmhouse renovated in 2016, dating from the 17th century, in the heart of the Périgord Noir region. The authenticity of the building has been tastefully renovated with all modern comforts. The 16 hectares are made up of meadows, a walnut grove and an organic orchard (old varieties planted with the help of the Aquitaine plant conservatory). A village with all local shops is 3 km away, and Bergerac, Périgueux and Sarlat are all within a 30 km radius. The 14x7m flat-bottomed heated saltwater swimming pool (electric

safety cover, 1.10m deep) and the numerous terraces will enable you to enjoy the outdoors.

7 air-conditioned bedrooms upstairs, including a large master bedroom with walk-in shower room, separate WC and wardrobe. Two additional toilets on the ground floor. Large sliding doors for the living areas. The kitchen is fully equipped. Large, bright living room with access to the swimming pool. Fireplace area with bookcase. Laundry room with washing machine and tumble dryer.

Guest house. Two barns and a ruin.

Possibility of buying a 15-hectare truffle plantation in production. 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: | Farmhouse  |
| Bedrooms:      | 8          |
| Price          | €1,365,000 |

## Key Information

|                |          |
|----------------|----------|
| Year Built:    | 1600     |
| Internal Area: | 350 sqm  |
| Land Area:     | 15.59 ha |

## Location: Nouvelle Aquitaine



## Gallery









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**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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