

Property in the Heart of Périgord Vert - An Exceptional Art of Living

country house / purchase

General information

General

Property nr:	M54
Address:	FR-24300 Perigueux Dordogne France
Region:	Nouvelle-Aquitaine

prices

purchase price:	1,490,000.00 EUR
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measures

residential area:	415 m ²
number of rooms:	23
plot area:	60,000 m ²

features

air-conditioned:	yes
swimming pool:	yes

condition

type of condition:	good
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administration

commercial use is possible:	yes
pets:	yes
suitable as holiday property:	yes

energy certificate

energy certificate available:	yes
energy efficiency category:	C
type of certificate:	by consumption
consumption including hot water:	no

detailed description

In the majestic setting of the Périgord Vert Natural Park, an extraordinary property is revealed, much more than a residence, a true art of living. Extending over an area of 6 hectares, including 2 hectares of wood, this oasis of serenity is crossed by an enchanting river for nearly 500 meters, thus offering a bewitching natural spectacle.

Description :

Maison de Maître: At the heart of this verdant fairyland, a majestic maison de maître stands proudly, totaling an area of 415 m². Its walls steeped in history are surrounded by rocks, waterfalls, and watched over by two century-old sequoias. The elegance of this residence fits perfectly with the splendor of its environment.

Cottage and Relaxation Areas: In perfect harmony with the main house, a refined 400 m² cottage is divided into two gîtes accommodating up to 14 people, as well as two independent studios and a guest room. A conference room, conducive to intellectual development, enriches this exceptional place.

Escape and Pleasures: The property has a 14 x 7 meter indoor swimming pool, an aquatic refuge where time seems to stand still. In addition, a golf driving range invites enthusiasts to improve their swing while relaxation areas are nestled here and there, offering moments of absolute tranquility. A canoe trip along the river promises to be an invitation to adventure. A petanque court, witness to joyful bursts of laughter, adds a friendly touch to this retreat.

Ecological Commitment: Concerned about preserving nature, this residence embodies a model of ecology and self-sufficiency. Wooden construction for the studios and the conference room, solar panels on the main house, and geothermal heating testify to the commitment to a reduced environmental footprint. Excess electricity is resold to contribute to renewable energy.

Business Opportunity: The thriving tourist accommodation business can be successfully continued, supported by a large community of over 38,000 social media followers, offering ever-expanding business potential.

Proximity and Accessibility: The proximity of all shops and amenities just 6 kilometers away makes everyday life easier. In addition, Limoges airport at 1 hour, Bordeaux at 2 hours, and Paris by TGV at 2h30 ensure easy accessibility.



Talvan's International Real Estate
Mr Sylvain Serge Talvan
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

An invitation to wonder and escape, this exceptional property turns out to be an earthly paradise, harmoniously combining preserved nature and timeless elegance.

Living area: 815 m²

Total land area: 60000 m²

Number of rooms: 23

PRICE: €1,490,000 DPE: C GES: C

Fees payable by the seller.

Name of the agent in charge of the sale: Mr Sylvain Serge Talvan - 06 58 49 85 16 - sylvain@talvans.com Status: Holder of the Transaction card N°: CPI 7501 2018 000 030 535

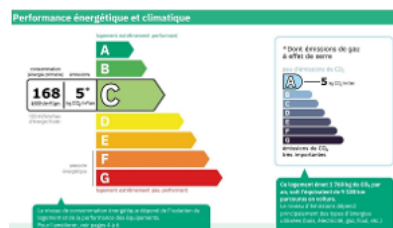
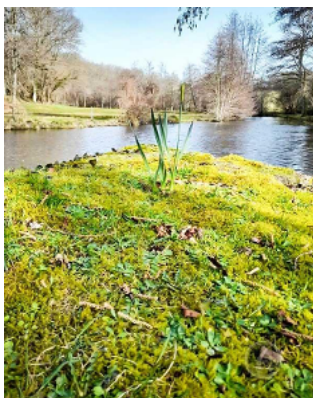
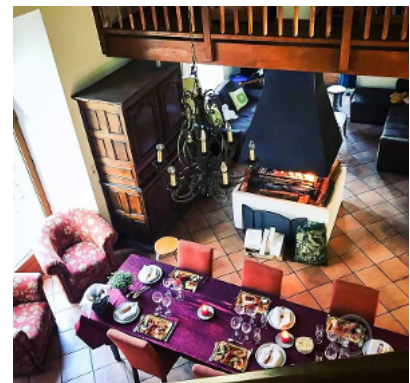
NON-HOLDING OF FUNDS - NO FINANCIAL GUARANTEE

Rates & info: Talvan's International - Paris Real Estate Agency (search on Google) or TALVANS.COM

details about agency fee

Fees payable by the seller.

Gallery





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Agency

The offer is managed by

Company:	Talvan's International Real Estate
Address:	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
Controlling authority:	CCI Paris France
Company registry:	839 611 308 RCS de Paris, France
VAT ID:	FR16839611308
Authorized representative:	Mr Talvan Sylvain Serge
Website:	talvans.com

Your contact person

Name:	Mr Sylvain Serge Talvan
Phone:	+33658498516
Mobile:	+33658498516
E-mail:	contact@talvans.com