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| |  |  | | --- | --- | | **Phone** | **: +33 (0)5 53 07 06 27** | | **Email** | **: info@pioneerfrance.com** | | **Web** | **: www.PioneerFrance.com** |     **Domaine Le Ruisseau , 24580, Fleurac, Dordogne** |  |

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| **THE DORDOGNE'S LEADING QUALITY PROPERTY AGENCY** |

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| **REFERENCE**  **PF90311** | **PRICE (inc.agency comm)**  **299,950 €** | **LOCATION**  **DORDOGNE -**  **MONTIGNAC AREA** | **TYPE**  **House / Character property** | **LAND AREA**  **1,753 m2** |

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| ***SUPERBLY RENOVATED 3-BED STONE PROPERTY IN A CHARMING HAMLET NEAR MONTIGNAC. NEW HEATED SWIMMING POOL, GARAGE, CHALET AND STONE OUTBUILDINGS, LARGE GARDENS. PF90311*** |

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***In a peaceful, pretty hamlet only 10 minutes from Montignac, this beautiful stone property has been entirely and thoughtfully renovated. Offering circa 110sqm habitable space, there are 3 double-bedrooms, one en-suite, a 2nd shower room, large kitchen & dining room, and a lovely living room. The property has a newly installed travertine-terraced, heated swimming pool, a self-contained chalet, a 2-storey stone barn and sheep-pens to convert if desired, plus a large garage. Mature well-maintained fenced gardens. PF90311*PROPERTY DESCRIPTION** ( **Ref** : **PF90311**)

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In a peaceful, pretty hamlet yet only 10 minutes from Montignac, this beautiful stone property has been entirely and thoughtfully renovated. Offering circa 110sqm habitable space, there are 3 double-bedrooms, one en-suite, a 2nd shower room, large kitchen & dining room, and a lovely living room. The property has a newly installed travertine-terraced, heated swimming pool, a self-contained chalet, a 2-storey stone barn and sheep-pens to convert if desired, plus a large garage. Mature well-maintained fenced gardens. PF90311

**THE MAIN HOUSE**

**Habitable Space: approx 110sqm**

Accessed via a short iris-lined grassy driveway with a stone wall to one side. The house is offered in superb, newly refurbished condition, while retaining many period features. It has electric heating and 2 wood-burning stoves. All windows are new and double-glazed. The roof has been refurbished and the guttering and down-pipes are all new. There are 2 electric water heaters, one for the bathrooms and one for the kitchen. All interior doors, including most cupboard doors are solid oak and have been hand-made.

**Ground Floor**

**Entrance Hall: 3sqm**

Two steps down to:

**Kitchen/Dining Room 30sqm** Terracotta tiled floor, exposed beams

**Dining Room**: (16sqm) Double doors opening onto garden. Traditional circular Godin wood burner, understairs utility storage cupboard, additional low-level cupboards.

**Kitchen:** (14sqm) Range of attractive lower & upper-level cabinets, stainless steel sink with drainer, hob, oven, extractor fan, washing machine, dishwasher, fridge-freezer. Traditional stone sink set into wall.

From Entrance Hall, 2 steps up to:

**Living Room: 21sqm** Terracotta tiled floors & exposed beams, double aspect, large chimney breast with wood burning stove, recessed bookshelves.

From Entrance Hall:

**Shower Room: 3sqm** Shower unit, sink with drawers below, WC, mirrored cabinet, heated towel rail, large cupboard housing water heater.

From the living room, stairs up to:  
  
**First Floor:**

**Master Bedroom: 17.0sqm** Double aspect with views over garden. Parquet floor & exposed beams. Hanging storage area into eaves.

Steps down to:

**En-suite Bathroom: 5sqm** Bath with shower attachment and glass shower screen, sink unit with drawers below, WC, extractor fan.

From the dining Room, stairs to First Floor:

**Landing: 6sqm** with recessed cupboards with hanging and shelving storage.

**Bedroom 2: 14sqm** Bright room with parquet floor & exposed beams. Attractive (& useful) wooden shelf along length of room. Fitted cupboard with shelving & hanging space.Roof-top views of hamlet.

**Bedroom 3: 10sqm** Parquet floor, exposed beams, windows overlooking garden.

**GARDENS & OUTBUILDINGS**

**Garage/Barn: 24sqm** Spacious.

**Stone Barn: 22sqm ground floor area with a second floor. New roof** recently fitted. Could potentially be converted to a 2-storey property (from ground level to apex of roof is approximately 5.8m) subject to permissions.

**2 Traditional stone sheep pens: 6.7sqm & 9.2sqm.** Exposed stone walls. These could potentially be opened to create a part-covered parking area, amongst other things.

**Wooden Chalet/Cabin: 12sqm** Located slightly above the house in the garden, in excellent condition, with new roof, windows, shutters, linoleum floor, electricity.

**Swimming Pool: 4mx2.5m** Very pretty, newly installed (2024), heated (heat pump) swimming pool with travertine terrace, bathing/paddling ledge and corner steps. Salt electrolysis filtration system. Electric retractable thermic cover. Railing around terrace.

**Gardens and Land** (total land surface area 1753sqm**)** Mainly laid to lawn in front of the house with flower borders. To the side and above the house the garden is terraced with old and attractive stone walls & artifacts remaining. Planted with flowering shrubs and trees. Further up is a large grassy area. New fencing to the rear & side.

**GENERAL INFORMATION**

* Area of outstanding natural beauty, 10 mins to Montignac (and Lascaux!).
* Elevated, peaceful location with far-reaching views.
* Bakery 5 mins.
* Off-street parking for 3 cars.
* Fibre Internet installed.
* Fenced garden.
* Great opportunity to purchase a newly refurbished traditional property, but with potential to renovate outbuildings.
* Excellent Gite income potential

**REF: PF90311**

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| **KEY DETAILS ( Ref** . : **PF90311**) **:** |

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| **Total living space : 110 Sqm**  **Land area : 1,753 Sqm**  **Heating : Electricity & Wood**  **Energy Efficiency :** | **Nearest town : MONTIGNAC**  **Nearest commerce : 5 MINS**  **Nearest autoroute : A89/A20**  **Nearest airport : BERGERAC & BRIVE** |

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