



Stunning 5 Bed Villa for Sale in Dordogne France



Info Agente

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Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 219,000

Ubicación

País:	Francia
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Descripción:	Stunning 5 Bed Villa for Sale in Dordogne France

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328 Rte de la gare,
St Germain du Salembre
Dordogne
24190
France

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

A large house in the heart of the south of France. 5 bedrooms (one unfinished), 4/5 reception rooms. Large modern open plan kitchen that opens on to a terrace in the back garden. This terrace leads up to a private swimming pool which sits on to the full private acre of land in the back garden. An apple tree



occupies the center of the garden which provides nice shade from the sun during the hot summer months. 3 outhouses are situated around the property. One garden tool shed to the left of the house. One loft with swimming pool supplies above the main garage. And one large garage that has been used mainly as a workshop and tool house. The front garden is well cared for and has some beautiful trees and plants. A veranda sits on the front porch giving a lovely place to sit in the shade to view this garden in during the day and in the evenings. The house, shutters and inside have all been recently painted. Previous planning permission passed for a three-bedroom gite in the large garage

The house itself is located between two beautiful French Towns: St Germain du Salembre and Neuvic sur L'isle. They have many local amenities such as public swimming pools, rugby and football pitches and clubs, tennis courts (both indoor and outdoor), kayaking and canoeing, many beautiful restaurants /bars as well as a cinema and library. The people and neighbors are also extremely friendly and down to earth and we have spent many summers with them over the past 20 years. There is a beautiful culture also with festivals and parties throughout the year for both locals and residents.

There is a local train station within walking distance that brings you into the heart of either Bordeaux or Perigueux the two closest cities. St Emillion, the famous wine region is also on the train line, just before Bordeaux. This is a must see! Bordeaux itself is a beautiful vibrant city with everything you could ask for.

ABOUT THE AREA

Saint Germain du Salembre is on the east of the Forest of la Double and on the edge of the Salembre stream and the area is appreciated for its flora and fauna.

Nearby is the 'Ferme du Parcot'. This is a farm building built in 1841 in the traditional half-timber style and with a covered wooden verandah running the length of the house. It has been preserved as an eco museum and is a protected both as an historic site and as a picturesque site. It is set in a lovely woodland area, part of the 'Foret de la Double', with lakes and meadows.

Dordogne is a department in southwest France, set between the Loire Valley and Pyrenees mountains. it's known for prehistoric cave paintings in the Vezere Valley, like those in Lascaux Cave. The town of Perigueux is home to the Cathedrale St-Front, with its 5 domes, and the Vesunna Museum, built around Roman ruins. The medieval town Sarlat-la-Caneda centers on the Rue de la Republique and the Cathedrale St-Sacerdos.

The heart of the 'Dordogne' area is, naturally, the department of the Dordogne, centered on its capital Perigueux: the French tend to refer to this area not as 'la Dordogne' but as 'le Perigord', and in France the area is most famous for its gourmet delights, notably pate de foie gras, walnuts and truffles. For tourists, the epicentre, indeed the epicurean centre, of this Dordogne is an area known as 'le Perigord noir', situated in the south east of the department. Centered on the town of Sarlat and the river Dordogne, this is the classic Dordogne, with its limestone cliffs, castles (such as Beynac or Castelnaud) and picturesque villages such as Domme and Laroque Gageac, and also its world-famous caves with their stalagmites and stalactites, and in several cases prehistoric paintings. The French National Museum of prehistory is at Les Eyzies, while the grotto at Lascaux boasts the world's most famous prehistoric cave paintings. On account of the damage being caused by tourists, the real Lascaux cave, a UNESCO world heritage site, was closed



to visitors back in 1963, but an exact replica has been carved out underground close to the original location, and the visitor experience is totally authentic.

A brand new authentic reproduction of the Lascaux caves, Lascaux 4, opened in December 2016, offering visitors a new and completely realistic visit indistinguishable in many ways from 'the real thing'.

There are other prehistoric caves that can be visited at Font de Gaume and Cap Blanc, and even a prehistoric theme park, Prehistoparc. Perigord Noir is not a mountain region; it is hill country, mostly at an altitude of between 200 and 350, metres.

West of Perigord Noir lies Perigord Pourpre, the area round Bergerac; this is a low lying area, the limits of the coastal plain, a region most famous for its wines and vineyards. As for the north of the department, this is known as Perigord Vert, Green Perigord, a greener and more undulating region of small villages and farms, streams and rivers.

MAiN FEATURES:

- 600m2 of living space
- 4050m2 plot
- 5 Bedrooms
- 3 Bathrooms
- Private Parking
- Stunning Views
- Private Garden
- Private Pool
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, walking and cycling and skateboard areas nearby
- Rental Potential through Airbnb and Booking.com

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Tenanted: Sí

Común

Dormitorios:	5
Baños:	3
Pies cuadrados terminados:	600 m2
Tamaño del lote:	4050 m2

Lease terms

Date Available:

Contact information

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