



## Superb Detached Villa with Guest Gite and Pool



### Information de l'agent

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Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 667,664.88

### Location

Pays:	France
Indicatif régional:	24400
Soumis:	01/07/2025

### Description:

**REDUCED in price** - This stunning villa offers spacious and flexible accommodation, primarily all on one level. The main property comes with 4 bedrooms (master with large ensuite) and a further family bathroom. In addition to the large living room with feature fireplace, wood burner and patio doors opening onto the beautiful pool area, there is a separate dining room, also with doors onto the pool area, a modern fully fitted kitchen / breakfast room, large pantry / utility room, hallway with lots of storage and a separate WC. There is also a bar area / sitting room just off the living room.

With its open plan feel and easy access to the wonderful courtyard terrace and immaculate pool area from the living rooms and bedrooms, this is an ideal place for entertaining and enjoying the long summer evenings.

The main house accommodation also comprises a large art studio located on the lower ground floor and a gym / spa area on the first floor.

In addition to the main property there is a separate, independent 1 bedroom studio apartment with shower room and WC, ideal as a Guest Gite or for friends and family visits.

The private grounds of around 1.6 Hectares are mostly laid to lawn with a mature tree surround, which



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offers both privacy and tranquility.

There is a good sized and fully equipped summer kitchen alongside the pool area, again ideal for alfresco entertaining on those summer evenings.

There is also a wood store and garage /carport for up to 4 cars.

Property Tax 2734 Euro a year.

The department of Dordogne has some very nice property and much to offer in terms of location, with houses situated in the many striking villages found amid the rolling hills. Some villages and towns are considered so picturesque that they are categorised as Les Plus Beaux Villages de France (the most beautiful villages in France). Walkers will delight in the rolling countryside of Dordogne and there is a wonderful feeling of space here. From your Dordogne property it is easy to find peace and quiet off the beaten track in the hills, woodlands and forests.

The Dordogne River is one of the reasons why this area is a popular choice for visitors. There's nothing better than to hire a canoe and explore it for yourself. Many locations can only be seen from the water and you can make your own enjoyable voyage. On the journey you are sure to uncover lovely beaches, which make ideal locations for swimming, sunbathing and paddling. Why not have a day trip from your Dordogne property? all you will need to do is pack a picnic and away you go.

The Dordogne region of south-west France is one of the most beautiful and popular destinations in the country. Visitors to this beautiful region of France discover many chateaux, beautiful medieval towns and villages, unspoiled countryside and prehistoric caves.

In addition to its castles, chateaux, churches, bastides and cave fortresses, the region has preserved from centuries past a number of wonderful villages which still have their market halls, dovecotes, tories (stone huts), churches, abbeys and castles. Saint-Leon-sur-Vezere, Connezac, Saint-Jean-de-Cole, La Roque-Gageac and many others are real jewels of architecture. As for the old quarters of Perigueux or Bergerac, restored and developed into pedestrian areas, they have regained their former charm.

The famous caves of Lascaux have been closed to the public, but a replica of Lascaux II is open to visitors and is a major tourist attraction. Perigueux has important Roman ruins, including an arena which is still visible inside a public park located near the town centre.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are



around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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## Commun

Chambres:	5
Salle de bains:	3
Dimesions du lot:	16600 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.214.032

