



## IDYLLIC DORDOGNE HIDEAWAY – HISTORIC HOME WITH INDOOR POOL & INDEPENDENT ACCOMMODATIONS



IDYLIC DORDOGNE  
HIDEAWAY – HISTORIC  
HOME WITH INDOOR  
POOL & INDEPENDENT  
ACCOMMODATIONS...



PROPERTY FACT FILE	
REFERENCE	A39575TP46
PRICE	€ 750,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	6
ACCOMMODATION	395 m <sup>2</sup>
LAND	6600 m <sup>2</sup>
TOWN	Domme
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Indoor pool – Spaces for family and friends
- Large rooms with expansion potential
- In the heart of a sought-after tourist region
- Shops, restaurant and services at walking distance
- The Golden Triangle of Dordogne, Lot, and Quercy

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Back on the Market

Located in the heart of an authentic village, 20km south of Domme, this traditional Périgord stone property combines charm, modern comfort, and excellent business potential.

## DESCRIPTIF

Back on the Market

Nestled in an authentic and peaceful setting, 20km south of Domme, this spacious 395 m<sup>2</sup> property, typical of the Périgord style, offers an exceptional living environment — ideal for hosting family and friends or for developing a tourist accommodation or professional activity.

Located in the heart of a charming village between Quercy and the Périgord Noir, this beautifully maintained stone residence combines historic character with modern comfort.

Its authentic features — including a traditional bolet (covered stone terrace), iconic pigeonnier, wooden flooring, and large cantou fireplace — are complemented by recent upgrades such as thermal insulation, double glazing, and underfloor electric heating, ensuring both charm and quality of life.

The property has been designed for hospitality, with numerous bright and spacious living areas, high ceilings, and large openings.

The layout is modular and offers great flexibility, currently arranged as follows:

- Main House – 225 m<sup>2</sup> over two levels:

First Floor:

8m<sup>2</sup> Entrance hall

47m<sup>2</sup> Living room

19m<sup>2</sup> Separate kitchen

13,5m<sup>2</sup> Office

3 bedrooms (23m<sup>2</sup>, 14 m<sup>2</sup>, 14 m<sup>2</sup>)

4,5m<sup>2</sup> Shower room with WC, and guest toilet.

68m<sup>2</sup> Indoor pool area, featuring a 10×3 m pool with a depth ranging from 1.4 m to 1.7 m, heated by a heat pump.

The space includes an integrated dehumidifier, sliding glass doors opening to the outside, and an adjacent bathroom with WC.

Second Floor:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39575TP46>

COMPLETE FILE AND PHOTO ON REQUEST



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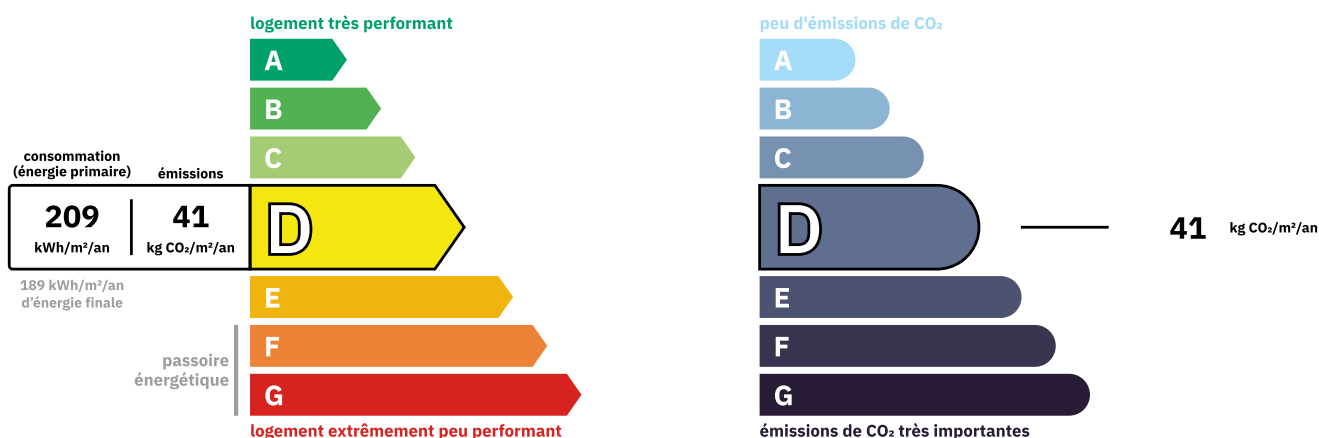
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**  
Estimated annual energy costs  
between 2960 € and 4050€ for 2021

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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## CONTACT

Réf : A39575TP46  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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