LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

STUNNING VILLA ON THE OUTSKIRTS OF THE PÉRIGORD NOIR, 5 BEDROOMS, HEATED POOL, SEPARATE GUEST QUARTERS, WOODED

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PROPERTY FACT FILE

REFERENCE	A47760NB46
PRICE	€ 539,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	225 m²
LAND	4000 m²
TOWN	Souillac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change

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- DPE "B" for maximum comfort heated pool
- no work
- rental potential
- peaceful environment, nature
- nearby Souillac, Sarlat, highway and train

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On the edge of the Périgord Noir and the Dordogne, 5 min. from Souillac, this superb 225 m² villa combines comfort, sophistication, and rental potential. Set on a magnificent lot of approx. 4,000 m² in the wooded hills, it offers a quiet and peaceful setting.

DESCRIPTION

In a peaceful, wooded and unspoilt setting, this superb 225 m² villa immediately stands out for the quality of its renovation, its modern comfort and its harmonious integration into the surrounding countryside.

With central heating powered by an air-to-water heat pump, reversible air conditioning, external insulation and solar panels used to power the entire house, the property is highly energy-efficient (Energy Performance Certificate rated "B") and ensures excellent comfort throughout the year.

Set on approx. 4,000 m² of land, this carefully renovated and perfectly maintained property offers a rare quality of life: privacy, a layout that opens naturally onto the outdoors, generous proportions and rental potential. The villa is indeed located at the crossroads of the Lot and Dordogne departments, with the 1,000 châteaux of the Dordogne Valley, the Gouffre de Padirac, Rocamadour, Cahors, Sarlat-la-Canéda, Les Eyzies and the Vézère Valley all within easy reach, less than 50 minutes away.

Designed to meet the needs of both a comfortable main residence and a more versatile lifestyle project, the house offers genuine single-level living, as both floors can be accessed directly from outside. The interior layout and independent access make it easy to consider a tourist accommodation business.

LAYOUT AND APPROXIMATE FLOOR AREAS

LEVEL 1: approximately 145 m²
- Conservatory: 17 m²
- Living room with wood-burning insert: 25 m²
- Open-plan fitted kitchen with c...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47760NB46

COMPLETE FILE AND PHOTO ON REQUEST

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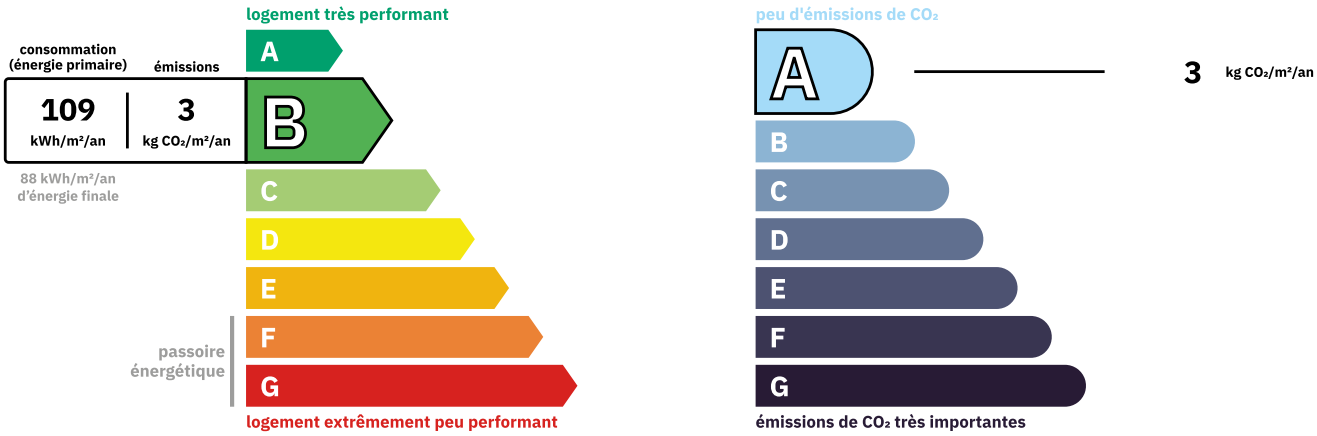
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1550 € and 2180€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A47760NB46

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