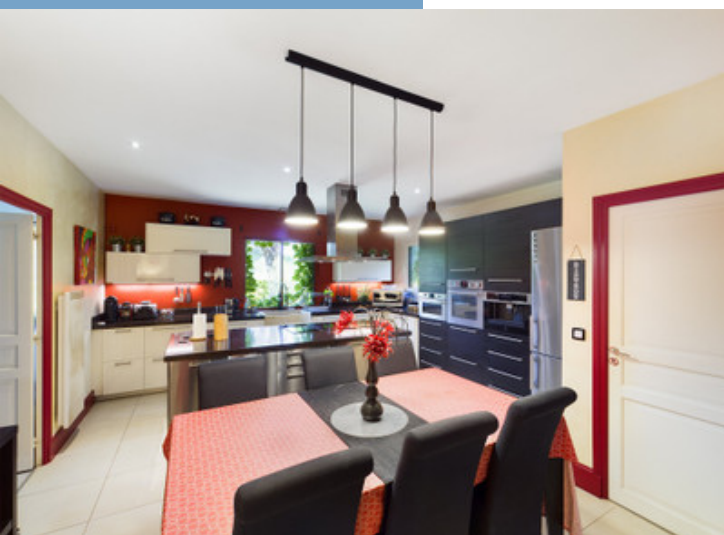


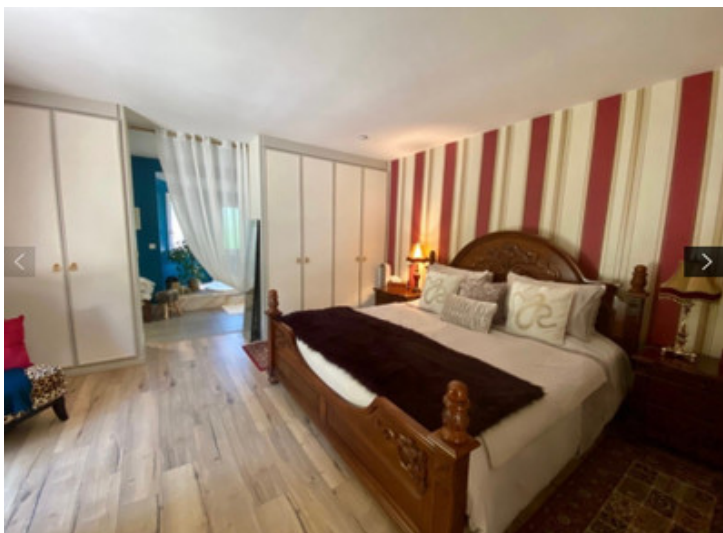


STUNNING 4 DOUBLE BEDROOM,  
CONTEMPORARY VILLA WITH FABULOUS POOL  
AND GROUNDS AND INDEPENDENT STUDIO  
APARTMENT.

STUNNING 4 DOUBLE  
BEDROOM,  
CONTEMPORARY VILLA  
WITH FABULOUS POOL  
AND GROUNDS AND  
INDEPENDENT STUDIO ...



PROPERTY FACT FILE	
REFERENCE	A29987VGR24
PRICE	€ 493,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (470 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	350 m²
LAND	16578 m²
TOWN	Mussidan
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





- Stunning property with light and space
- Amazing swimming pool, terrace and summer kitchen
- Large private grounds
- Walking distance to local amenities
- 

STUNNING 4 DOUBLE  
BEDROOM,  
CONTEMPORARY VILLA  
WITH FABULOUS POOL  
AND GROUNDS AND  
INDEPENDENT STUDIO ...  
Ref : A29987VGR24

Stunning Mediterranean style villa with 4 bedrooms, swimming pool and additional studio apartment. This large property is finished to the highest of standards throughout and offers flexible living accommodation. Externally the property comes with a wonderful entertaining area, ideal for summer living, with cuisine d'été (summer

## DESCRIPTIF

This architect designed, Mediterranean style Villa, is immaculately presented throughout and offers 350m2 of modern living space. It is the perfect home for entertaining as it comes with with a bar, large (12m x 6m) swimming pool, entertaining terrace, with cuisine d'été and additional covered BBQ, and is all set in private and peaceful gardens of around 1.6 hectares.

The majority of the accommodation is on the ground floor and comprises the following, a large open plan living room (36m2) with feature fireplace and wood burner, with sliding doors opening onto the pool terrace area, a further sitting room/bar area (36m2), ideal for entertaining, a dining room, also with sliding doors onto the terrace (29m2), fully fitted modern kitchen/diner (24m2) with island and all the usual built in appliances and a separate utility room (11m2) for additional white goods and storage. Also on the ground floor are the bedrooms, all with sliding patio doors onto the pool terrace area and which include, master bedroom (22m2) with built in wardrobes and an ensuite (16m2) with jacuzzi sunken bath and vanity/basin units, second bedroom with built in wardrobes (18m2), third bedroom with built in wardrobes (17m2) and a fourth bedroom (11m2). To complete the accommodation on the ground floor is a family bathroom (4m2) with shower, a WC and a hallway (19m2) with built in storage cupboards.

In addition to the ground floor accommodation there is a central tower with stairwell which offers further

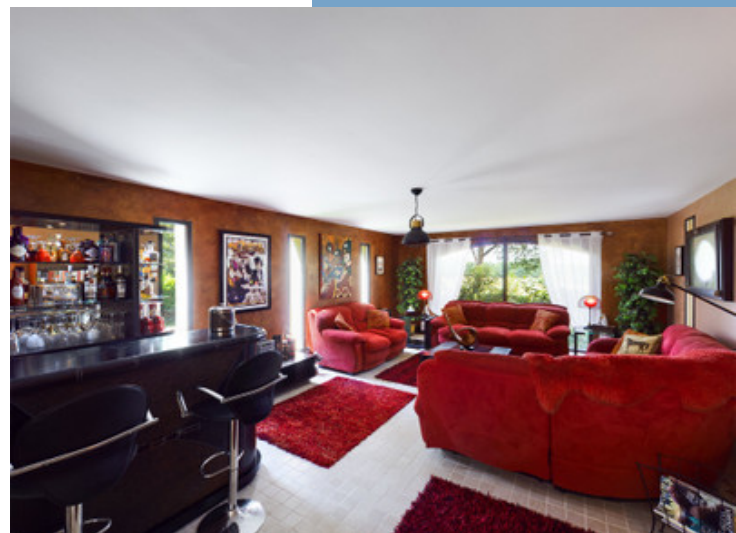
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29987VGR24>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

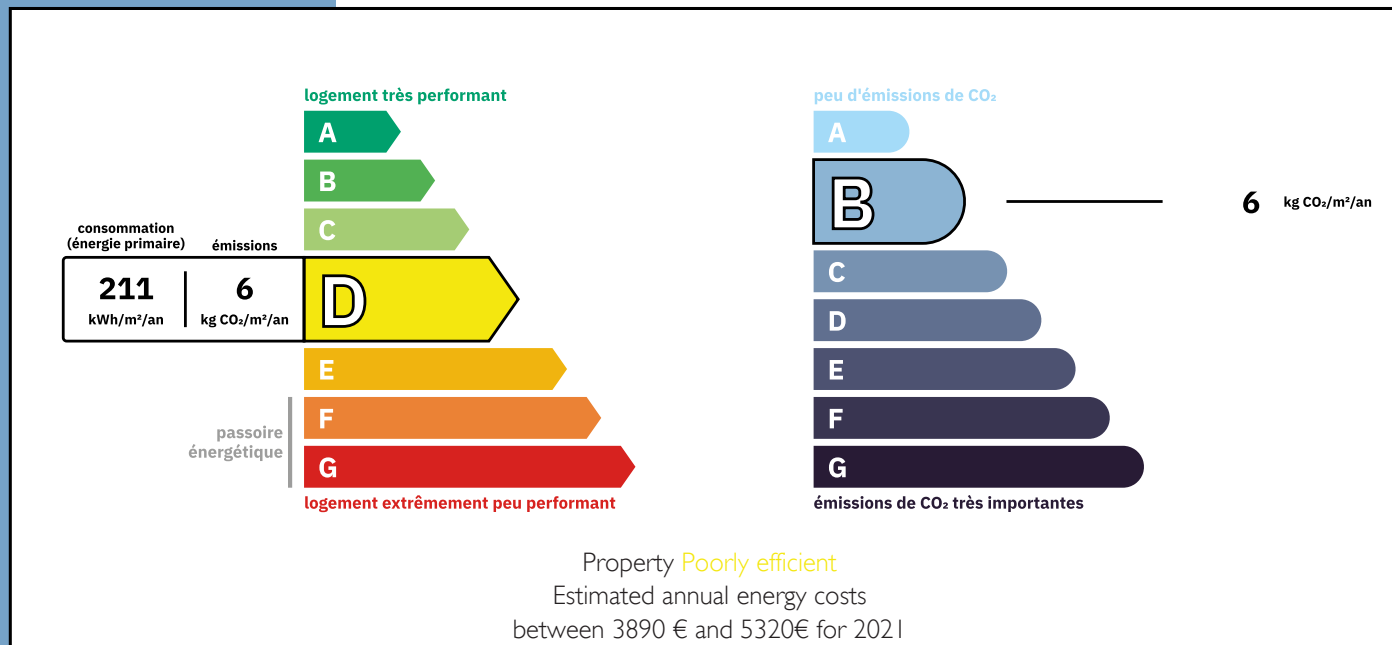


STUNNING 4 DOUBLE  
BEDROOM, CONTEMPORARY  
VILLA WITH FABULOUS POOL  
AND GROUNDS AND  
INDEPENDENT STUDIO ...

Ref : A29987VGR24

## ENERGIE-DPE

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



## NOTICE

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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 : A29987VGR24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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