

BREATHTAKING MODERN RETREAT WITH POOL, PANORAMIC VIEWS & SUSTAINABLE DESIGN IN AN IDYLLIC LOT VALLEY.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A40988SGU46
PRICE	€ 599,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	2
ACCOMMODATION	205 m²
LAND	2230 m²
TOWN	Mauroux
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

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

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- Panoramic countryside views
- Single-level contemporary design
- Solar power & high efficiency
- Pool and landscaped gardens
- Peaceful and near amenities

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A home that embraces sunshine, calm, and sweeping greenery at every turn. Thoughtfully designed for effortless living, this haven feels open, airy, and beautifully connected to nature. Generous volumes, peaceful corners, and crafted finishes create an atmosphere of modern ease, while large glass openings invite the outdoors in.



DESCRIPTION

Set high above the rolling Lot Valley, this striking contemporary home captures the essence of modern French living — space, light, and a seamless connection to nature. Built with sustainability and style at its heart, it combines sleek architecture with comfort and calm, offering panoramic views, refined interiors, and exceptional energy efficiency.

From the moment you arrive, the tone is set by landscaped gardens, mature trees, and an inviting sense of privacy. A gently sloping drive leads to a spacious carport and the elegant entrance — a home designed for both simplicity and sophistication.



Inside, an airy and welcoming entrance hall opens onto a space where form meets function. Designed for effortless living, the main rooms flow across a single level, bathed in natural light and finished in calm, neutral tones that highlight the home's understated elegance.

To the right, the heart of the home awaits — a breathtaking open-plan living space of 55.71 m² comprising kitchen, dining, and lounge areas. Panoramic picture windows frame sweeping, ever-changing countryside views, equipped with sunshades for comfort on summer days.

The sleek modern kitchen features high-end appliances — steamer, microwave, oven, Miele dishwasher and extractor, induction hob, and Liebherr fridge — with glossy cabinetry and granite worktops. A discreet staircase tucked behind a door leads to the lower level, maintaining privacy and a natural separation of space. Double patio doors ope...



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COMPLETE FILE AND PHOTO ON REQUEST

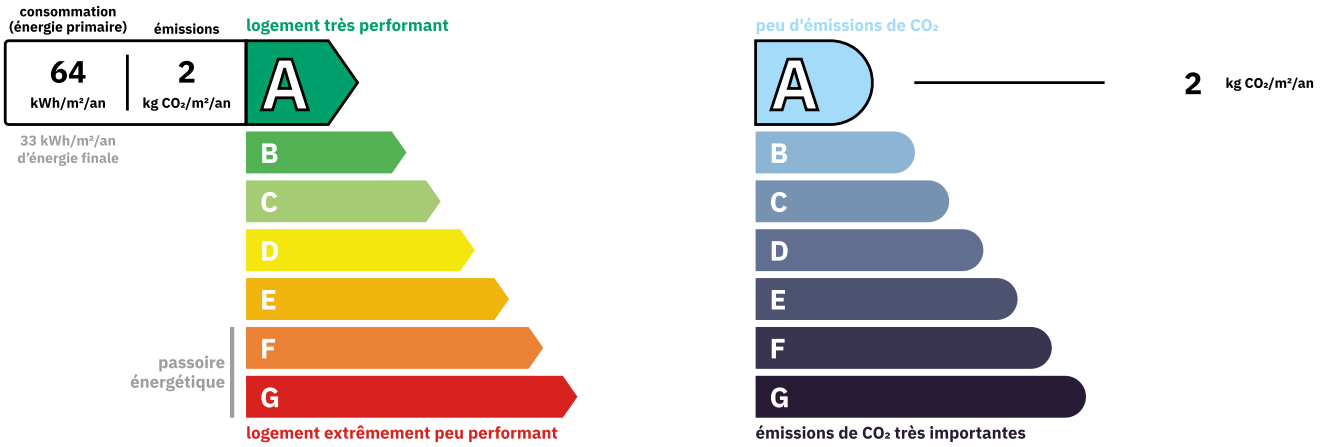
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 760 € and 1100€ for 2021

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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