

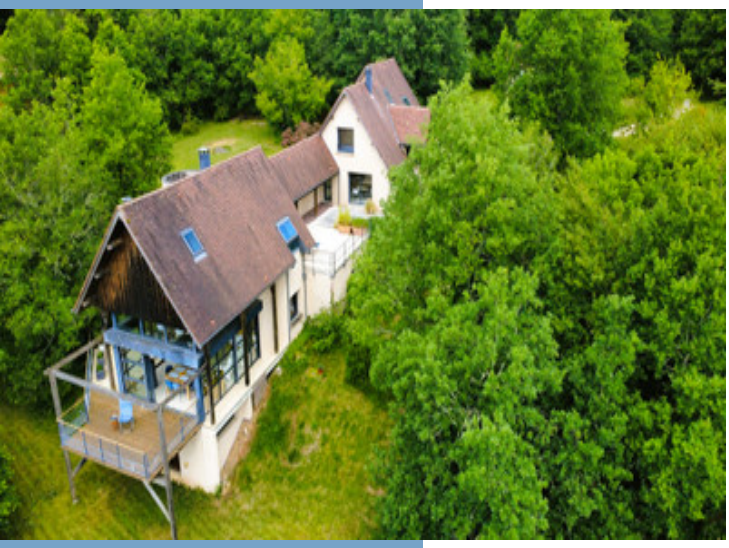
STRIKING ARCHITECT-DESIGNED PROPERTY WITH BREATHTAKING PANORAMIC VALLEY VIEWS, INDEPENDENT GUEST ACCOMMODATION

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

REFERENCE	A45660VIR24
PRICE	€ 595,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (570 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	210 m²
LAND	10114 m²
TOWN	Rouffignac-Saint-Cernin-de-Reilhac
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

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

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- swimming pool possible
- A garden with trees, fruit trees and a fountain.
- No overview
- No work needed
- Luxuruy property

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In the heart of the Périgord Noir, this remarkable contemporary property offers a rare blend of architecture, comfort and natural beauty. Set in an elevated position on over one hectare of land, it enjoys breathtaking views across the surrounding countryside.



DESCRIPTION

Set within an exceptional natural environment in the heart of the Périgord Noir, this contemporary property offers a rare lifestyle where architecture, light and landscape blend seamlessly together. Occupying an elevated position on approximately one hectare of land, it enjoys breathtaking views over the surrounding countryside while offering peace, privacy and easy access to local amenities just a few minutes away.



Thoughtfully designed to harmonise with its surroundings, the property is distinguished by its elegant lines, generous proportions and expansive glazing that bring the outdoors in. A striking mezzanine level (20 m²), currently serving as both an entrance hall and office space, overlooks the bright and spacious open-plan living area (38 m²) comprising a lounge and fully equipped kitchen. Floor-to-ceiling windows frame uninterrupted views of the rolling Périgord landscape, creating a constant connection with nature. Extending naturally from the living space, the panoramic terrace provides the perfect setting for entertaining guests, sharing family moments or simply enjoying the tranquillity of the countryside.

Built in 2007 by highly regarded local craftsmen using quality materials throughout, the property successfully combines contemporary design with excellent energy performance. Eco-friendly insulation, premium aluminium joinery, underfloor heating powered by a geothermal heat pump system and a stylish designer wood-burning stove ensure outstanding comfort...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45660VIR24

COMPLETE FILE AND PHOTO ON REQUEST

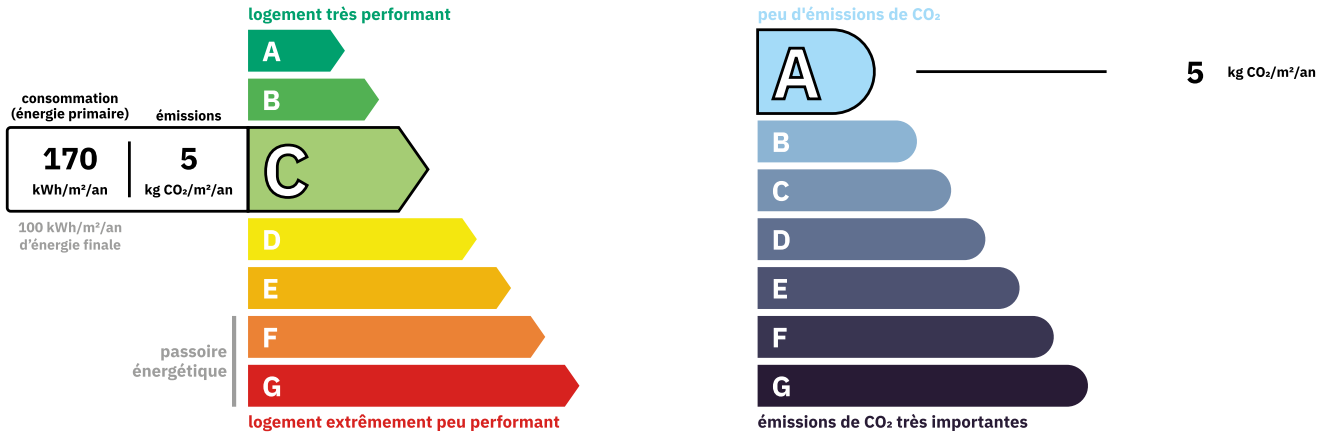
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1830 € and 2540€ 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A45660VIR24

FILE COMPLETE AND PHOTOS ON REQUEST

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