



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

STUNNING VILLA ON THE
OUTSKIRTS OF THE
PÉRIGORD NOIR, 5
BEDROOMS, HEATED
POOL, SEPARATE GUEST
QUART...



PROPERTY FACT FILE	
REFERENCE	A47760NB46
PRICE	€ 539,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	225 m ²
LAND	4000 m ²
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	



- 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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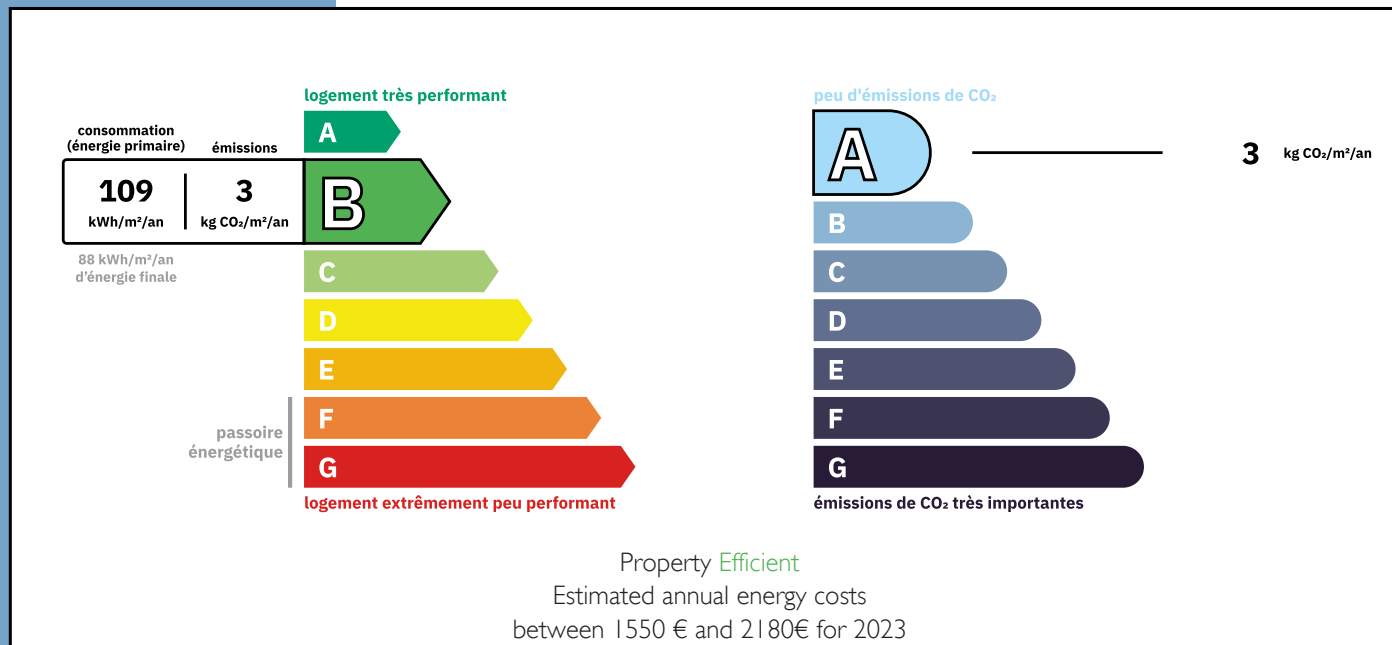
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ENERGIE-DPE

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



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CONTACT

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FILE COMPLETE
AND PHOTOS
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