

Single-story house, 4 beds, on edge of a village with amenities, stunning pool, and views! Close to Bergerac.



INFORMATION

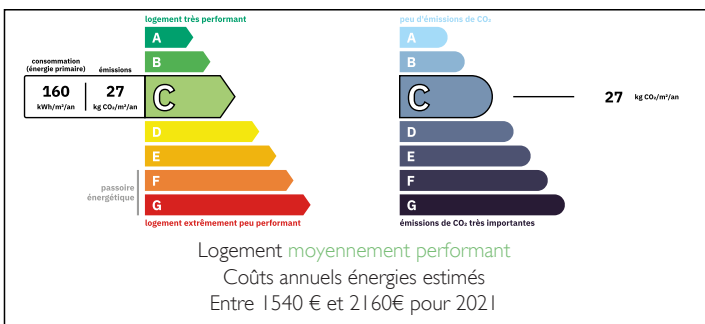
Town:	Le Fleix
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	104 m2
Plot Size:	2013 m2



IN BRIEF

Modern 4-bedroom single-storey house with a lovely swimming pool, set in a peaceful location on the edge of a pretty village with all amenities. Just a short walk from the Dordogne River, the property offers light-filled living spaces, a well-maintained garden, and excellent accessibility. Only 10 minutes from Sainte-Foy-la-Grande and its renowned Saturday market, and 25 minutes from Bergerac and its airport. Ideal as a main home, holiday retreat, or rental investment.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This beautifully presented 4-bedroom detached house, built in 2005, is set on a generous plot at the end of a peaceful no-through rural lane. Just a short walk from the Dordogne River and within easy reach of village amenities, this is an ideal property for those seeking tranquility with convenience.

The house is bright and welcoming throughout, with a clean, modern interior and no work required — move-in ready and exceptionally well maintained.

Key Features:

Approx. 115m² of living space

Double glazing throughout

Air conditioning

Tiled and laminate flooring

Recently refurbished shutters (2021)

Spacious, open-plan living area (approx. 40m²)

4 bedrooms

Integral garage and cellar

Beautiful 10x5m swimming pool with Roman steps

Wraparound garden with countryside views

Interior Layout:

Upon entering via the entrance porch (approx. 3.81m²), you are welcomed into a large, light-filled open-plan space combining the lounge, dining area, and modern fitted kitchen — ideal for everyday living and entertaining. The layout flows beautifully and gives a real sense of space and comfort.

A separate utility room (approx. 2.57m²) and WC

LOCAL TAXES

Taxe foncière: 1143 EUR

Taxe habitation: EUR

NOTES