

## Exceptional Dordogne Stone House – 6 Bedrooms, Pool, 2.5 ha Land



## INFORMATION

Town:	Sainte-Mondane
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	340 m <sup>2</sup>
Plot Size:	24595 m <sup>2</sup>

## IN BRIEF

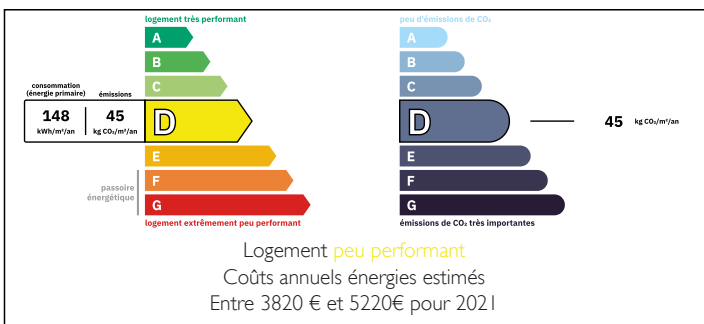
Nestled between Saint-Julien-de-Lampon and Gourdon, this stunning stone house in Dordogne offers privacy, charm, and luxury on 2.5 hectares of meadows, woods, and landscaped gardens.

Fully renovated with high-end materials — 60 cm stone walls, solid oak joinery, handcrafted terracotta floors, and abbey beams — it combines authentic character with modern comfort.

The home features a spacious eat-in kitchen, cozy lounge with cantou fireplace, and a 78 m<sup>2</sup> living-dining room with dramatic volumes. Upstairs, four large bedrooms, including a luxurious 60 m<sup>2</sup> master suite, are complemented by two attic rooms ideal for guests or a home office. Central underfloor heating on the ground floor ensures year-round comfort.

Outdoor amenities include an 11×5 m pool, garage,

## ENERGY - DPE



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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

Located between Saint-Julien-de-Lampon and Gourdon, this superb Dordogne stone house benefits from a privileged natural environment: 2.5 hectares of meadows, woods, and landscaped gardens, all in absolute peace and privacy.

Renovated to an exceptional standard, it combines noble materials, modern comfort, and architectural authenticity.

Interior Designed for Comfort and Light :

The ground floor features a large entrance hall, a 23 m<sup>2</sup> eat-in kitchen, and a cozy lounge with a traditional cantou fireplace. The main living area, a 78 m<sup>2</sup> living-dining room, impresses with its volume, stone cantou, 6-meter abbey beams, and integrated lighting in the stone walls.

Upstairs, four large bedrooms enjoy high ceilings, including a 60 m<sup>2</sup> master suite with marble bathroom, premium fixtures, and dressing room. The attic houses two additional rooms, ideal as bedrooms, office space, or guest rooms.

High-End Finishes :

The renovation was carried out with exceptional care:

- 60 cm thick stone walls, oak joinery, double glazing
- Handcrafted terracotta floors
- Double flooring for enhanced acoustic insulation
- Central heating on the ground floor; radiators upstairs
- Two fully restored stone cantous
- Excellent overall condition, flawless finishes

Outdoor Features: Park, Pool, Natural Springs

The property is surrounded by a landscaped park with two fountains, a well, a natural spring, and a rainwater recovery system.

## LOCAL TAXES

Taxe foncière: 2051 EUR

Taxe habitation: EUR

## NOTES