

Stunning stone house with pool, outbuildings and exceptional view in village with all commodities



## INFORMATION

Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	265 m2
Plot Size:	1498 m2



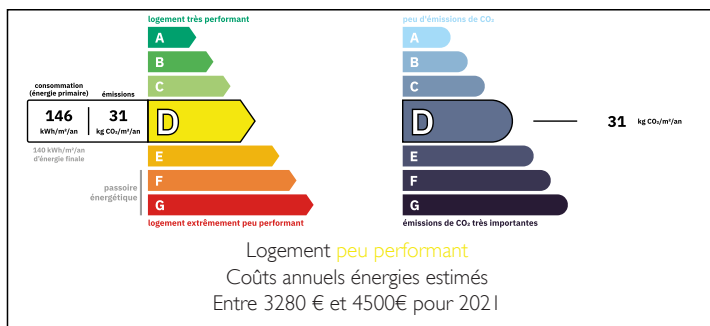
## IN BRIEF

Nestled in a highly sought-after village, this enchanting property is just a short stroll from local shops and delightful restaurants. Perched to capture breathtaking views of the valley, the home blends historical charm with modern comfort, showcasing authentic features that have stood the test of time.

The spacious interior boasts 5 bedrooms and 3 bathrooms, a generous kitchen, a light-filled lounge, and a dining room that opens directly onto a serene terrace. Ideal for family living or entertaining, the layout harmoniously combines functionality and elegance.

Outside, the lush garden offers a tranquil oasis of mature trees and vibrant shrubs—a peaceful retreat that feels worlds away despite its central village location.

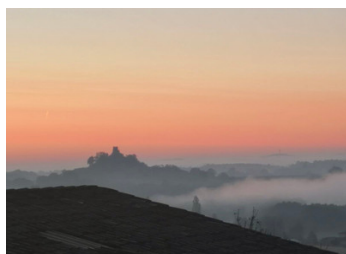
## ENERGY - DPE



The property's versatility is unparalleled, having been

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 extraordinary property is a rare gem, offering limitless possibilities for comfortable living, income potential, or further development in one of the region's most desirable areas.

Ground floor:

Entrance hall with original cement tiles

Dining room with stone fireplace and beautiful wooden floor: 35 m<sup>2</sup>

Sitting room with marble fireplace: 35m<sup>2</sup>

Fully equipped kitchen with vintage tiles: 25m<sup>2</sup>

Office space

WC

1st floor - accessed via a beautiful stone staircase

Bedroom with ensuite 1: 35m<sup>2</sup>

Bedroom with ensuite 2: 21m<sup>2</sup>

Bedroom 3: 12m<sup>2</sup>

Bedroom 4: 16m<sup>2</sup>

Bedroom 5: 20m<sup>2</sup>

Bathroom

WC

Studio/apartment comprises:

Living room with kitchen

Shower room and WC

Bedroom on mezzanine

Detached barn: 90m<sup>2</sup>

Attached barn (accessed via the sitting room): 70m<sup>2</sup>

New pool 8x4m (chlorine)

Double glazing

Gas central heating

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

## LOCAL TAXES

Taxe foncière: 2168 EUR

Taxe habitation: EUR

## NOTES