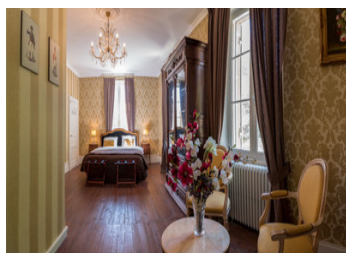


Charming Maison de Maître with Gîtes on the Banks of the Dordogne River



INFORMATION

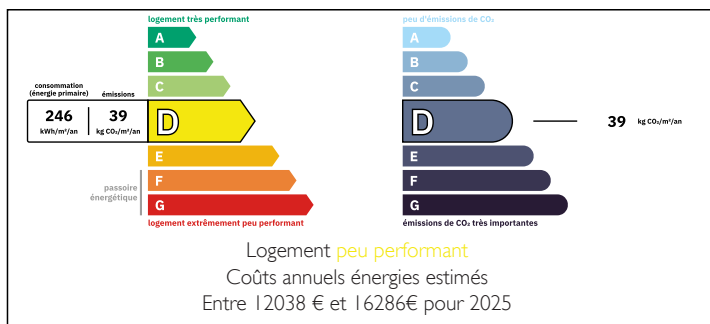
Town:	Lalinde
Department:	Dordogne
Bed:	19
Bath:	13
Floor:	800 m2
Plot Size:	25000 m2

IN BRIEF

Discover the perfect blend of elegance and tranquility with this stunning Maison de Maître, beautifully situated on the banks of the picturesque Dordogne River in the delightful village of Lalinde. With its charming restaurants, local shops, and supermarkets just a stone's throw away, this property offers the ideal setting for both relaxation and convenience, all within a mere 20 minutes from Bergerac Airport.

Set amidst a mature park that spans 400 meters of riverside, this estate provides a sense of privacy and peace, with no direct neighbors to interrupt your serene views. The property is graced by its own natural springs, enhancing the beauty of the landscape and providing a tranquil backdrop for your daily life.

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

Spacious and Versatile Living Accommodations

The Maison de Maître showcases a variety of living options suitable for families or as a lucrative rental investment.

Ground Floor:

- An inviting apartment (approximately 80m²) featuring a cozy 30m² living room with a charming fireplace, perfect for gathering with loved ones.
- A well-equipped kitchen that caters to all your culinary needs.
- A comfortable bedroom, along with a separate toilet and shower room for convenience.
- An additional bedroom with its own access and shower room, ideal for guests or extended family.
- Ample storage space, including a wine cellar and various storage rooms, ensuring everything you need is easily accessible.

First Floor:

- A spacious apartment complete with a functional kitchen and a bright living area.
- Two generously sized bedrooms, each with its own bathroom, providing privacy and comfort for all occupants.
- A lovely terrace that offers stunning views of the river and surrounding parkland, perfect for enjoying your morning coffee or evening sunsets.
- An elegant office and reception area, perfect for hosting guests or managing rentals, opening onto a charming entrance hall and balcony with picturesque river views.

Second Floor:

- Four ensuite bedrooms, providing a luxurious retreat for family and friends.

Third Floor:

- Ascend the beautiful stairway to discover a professional kitchen, ideal for catering or personal use, along with a terrace boasting breathtaking views of the Dordogne.
- An attic space offers potential for conversion, allowing you to create additional living or recreational areas.

The Gîtes and Outdoor Amenities

An annex features five gîtes, each thoughtfully...

LOCAL TAXES

Taxe habitation: EUR

NOTES