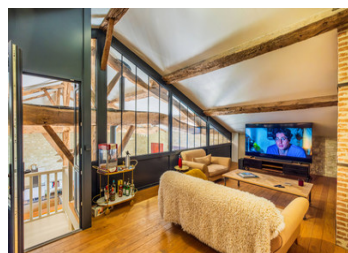


Beautiful house, superbly renovated with magnificent views of the surrounding countryside, chateau and vines



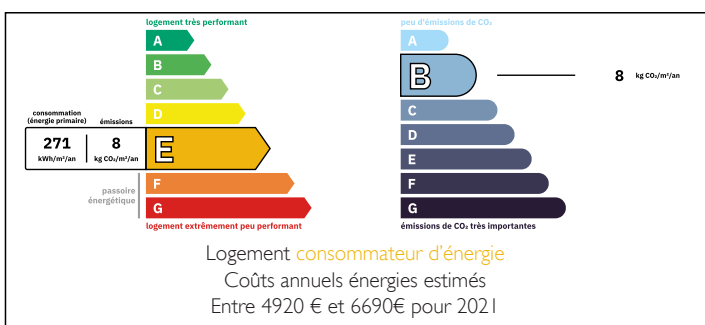
INFORMATION

Town:	Thénac
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	400 m2
Plot Size:	16769 m2

IN BRIEF

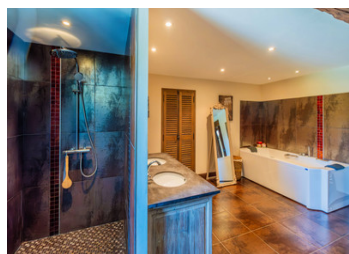
Stunning and fully renovated Farmhouse with Vineyard views near to the historic and picturesque town of Bergerac. This exquisitely renovated farmhouse, originally built circa 1850 is a real gem, nestled in the Dordogne countryside and offering breathtaking views of vineyards, chateau and rolling countryside. This really is luxury living and a house that offers the real WOW factor!

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful stone-built property sits in 1.7 hectares (4 acres) of manicured garden with its small orchard and mature trees. The house itself has been tastefully and lovingly restored with high-quality finishes throughout whilst preserving its period features including; stone floors, vaulted ceiling, beams, fireplaces and more but at the same time the renovation has beautifully integrated modern conveniences such as climate control and a self cleaning system swimming pool for day-to-day living.

Situated in a tranquil and idyllic location yet with all amenities at your fingertips this really is the perfect house that has it all and is a perfect holiday home or house to live in all year around.

Accommodation:

Ground Floor:

Lounge/Kitchen/Dining Room:

This huge room offers space, light and an airy open plan room that contains a well fitted kitchen with lots of worktop space for the keenest of cooks and a large wrap around breakfast bar which is perfect for cooking and entertaining at the same time. There is a large dining area as well as a large seating area for relaxing. There are large doors that lead you to both the front terrace with views of the chateau and vines or to the large back terrace which overlooks vines and countryside as well as the stunning pool. This large terrace was made for alfresco dining and entertaining.

Snug - This snug is next to the main lounge and adjacent to the master suite, it has a lovely fireplace...