

Beautifully restored townhouse with tranquil garden and gated parking



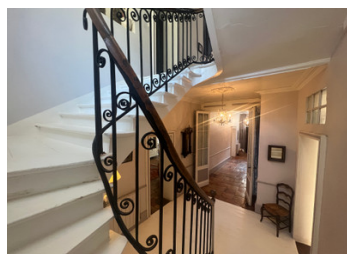
INFORMATION

Town:	Port-Sainte-Foy-et-Ponchapt
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	311 m2
Plot Size:	0 m2

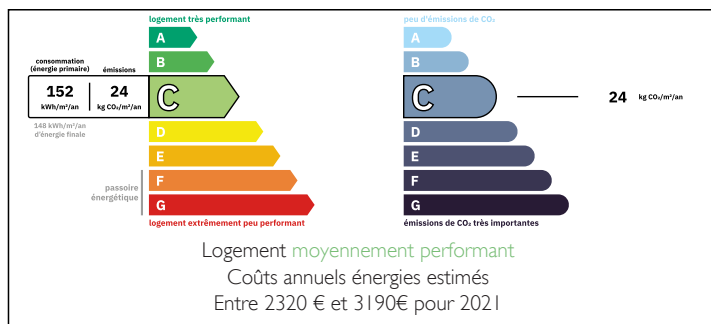
IN BRIEF

Elegant 18th-Century Townhouse near Bergerac & Saint-Émilion

Full of charm and original character, this beautifully preserved townhouse is ideally located in a quiet setting just steps from the River Dordogne. Offering generous living space with 3 bedrooms, 2 bathrooms, fitted kitchen, dining and lounge areas, a grand salon, vaulted cellar, and a delightful internal courtyard, it perfectly combines period features—stone fireplaces, Girondine tiles, exposed stone walls, and a graceful Neapolitan staircase—with modern comfort. Outside, enjoy a large private garden with terraces, garage/workshop, and carport. The attic also offers scope for further accommodation. A truly romantic and versatile home, just a short walk from restaurants and village amenities.



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.



LOCAL TAXES

Taxe foncière: 1657 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Elegant 18th-Century Manor House with Garden & Period Features

Welcome to this charming 18th-century Manor House, perfectly combining original character with modern comfort. Situated in a peaceful setting yet within walking distance of local amenities, this spacious property offers generous living areas, timeless period details, and excellent potential for further development.

Ground Floor

Entrance hall (approx. 14m²) with original tiled flooring, leading into a graceful staircase area (approx. 10m²).

Dining room with lounge area (approx. 48m²) featuring two fireplaces—one with a woodburner—and elegant original tiles.

Kitchen (approx. 25m²) with tiled floors and direct access to the terrace and garden, ideal for entertaining.

Large lounge (approx. 53m²) with original wooden flooring and two fireplaces, creating a warm and welcoming retreat.

Practical extras include a WC with handbasin (approx. 4m²), a laundry room (approx. 2.5m²), and a charming internal courtyard (approx. 21m²) with its original stone sink.

First Floor

Bright hallway (approx. 18m²) with original wooden floors and balcony access.

Three bedrooms:

Bedroom 1 (23m²)

Bedroom 2 (20m²)

Master bedroom (18m²) with garden views

Dressing room (10.5m²)

Bathroom (8m²) with shower, double sink, and WC

Adjoining shower room (16m²) to the master bedroom—ideal to convert into a luxurious ensuite with dressing area.

Second Floor