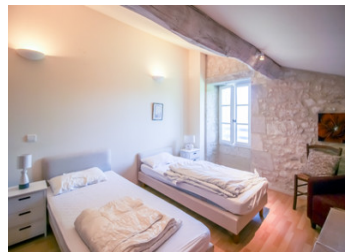


## Renovated stone house turnkey with garden and pool potential in the heart of the Purple Périgord



## INFORMATION

Town:	Gageac-et-Rouillac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	130 m <sup>2</sup>
Plot Size:	634 m <sup>2</sup>



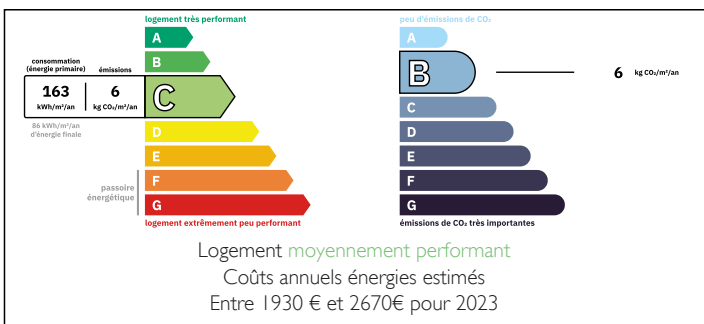
## IN BRIEF

Set in a peaceful village in the heart of the Purple Périgord, close to renowned vineyards and the historic Way of St James, this recently renovated stone house perfectly combines authentic character with modern comfort.

Sold fully furnished and ready to live in, the property features a bright 50 sqm south-facing living area with a fully equipped kitchen, convivial dining space and impressive cathedral-style lounge. Four bedrooms, including a ground-floor master suite with direct garden access, and two bathrooms make it ideal as a second home or a quality rental investment.

Private, secluded gardens and a side plot offering potential for a swimming pool complete this turnkey property. A rare opportunity to enjoy or invest in one of the most sought-after areas of the Dordogne.

## 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

Located in a preserved village in the heart of the Purple Périgord, this recently renovated stone house offers an authentic and highly desirable lifestyle, close to prestigious vineyards, the historic Way of St James and the Château de Gageaclet-Rouillac. The setting is peaceful and inspiring, in a region renowned for its heritage, gastronomy and quality tourism.

Carefully renovated and sold fully furnished, the property is entirely turnkey, with no work required. It is perfectly suited as a comfortable second home or as a heritage rental investment in a sector with strong seasonal demand.

From the moment you enter, the generous volumes and natural light are immediately apparent. The main living area of approximately 50 sqm benefits from a south-facing orientation and brings together a modern fully equipped kitchen, a welcoming dining area and an impressive cathedral-style living room with high ceilings. This central space is designed for convivial living and opens naturally onto the outdoor areas.

The house offers four well-proportioned bedrooms arranged for optimal comfort. On the ground floor, a first bedroom enjoys direct access to the side garden, allowing for single-level living. The master suite is both spacious and private, with its own shower room and access to a secluded rear garden with no overlooking neighbours. Upstairs, a bright mezzanine, ideal for remote working or a reading area, leads to two further bedrooms and a fully equipped shower room.

The outdoor spaces extend the living areas beautifully. The private gardens, sheltered from view, provide a calm...

## LOCAL TAXES

Taxe foncière: **937 EUR**

## NOTES