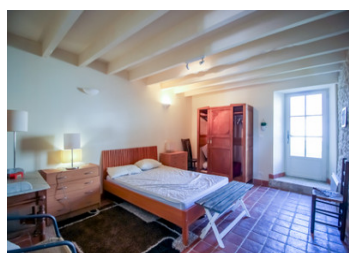
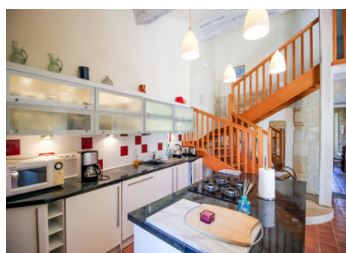


6-room house offering the charm of stone and all modern comforts



## INFORMATION

Town:	Gageac-et-Rouillac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	130 m2
Plot Size:	703 m2



## IN BRIEF

Discover a peaceful haven in the heart of Périgord Pourpre!

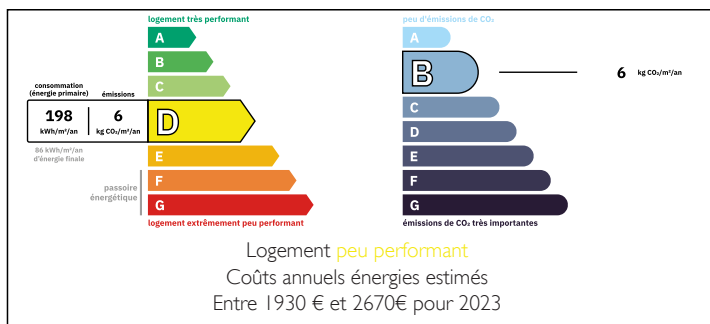
Nestled in a charming, quiet village a few kilometers away from Bergerac along the Saint-Jacques-de-Compostelle paths, this house blends timeless elegance with modern comfort.

Boasting spacious living areas, four bedrooms including a private master suite, and a secluded garden without any overlooking neighbours, it offers an ideal family residence or a lucrative rental opportunity.

Enjoy a luminous 50 m<sup>2</sup> living space, a mezzanine perfect for remote work, and a lot ready for a pool.

Don't miss out on this rare gem! Contact us today!

## 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

Dreaming of a cozy haven in the heart of Périgord Pourpre, in a peaceful village located along the Saint-Jacques-de-Compostelle paths and renowned for its vineyards and castle?

Then this charming house, blending the allure of old-world charm with modern comfort, is sure to captivate you!

With its spacious rooms, recent renovation, and privileged location, this property can serve as a delightful family residence thanks to its four generous bedrooms and two bathrooms. It also presents a profitable opportunity as a seasonal rental due to its high-quality features and ideal geographic location.

Step inside to explore:

A bright living space of approximately 50 m<sup>2</sup> comprising a fully equipped kitchen open to a dining area and a living room with cathedral ceilings.

The ground floor features two bedrooms and a WC. The first bedroom, over 13 m<sup>2</sup>, offers access to the side garden, while the second, a 23 m<sup>2</sup> master suite with its own bathroom and WC, opens onto the fully private, secluded rear garden.

Upstairs, an 8 m<sup>2</sup> mezzanine, perfect for teleworking, leads to two additional bedrooms (18 m<sup>2</sup> and 13 m<sup>2</sup>) and a bathroom with a shower, sink, and WC.

Outside:

The side garden offers potential for a pool or simply serves as a tranquil space where you can relax, sheltered from view, while savoring the peace and birdsong.

Despite the property sharing a wall with a neighbor, it maintains complete privacy with no overlooking neighbors.

If, like us, this home steals your heart, don't hesitate to reach out to schedule a visit! Don't...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES