

**UNDER OFFER** The most perfect property ever, it really ticks ALL the boxes. View and you will be smitten!



EXCLUSIVE

## INFORMATION

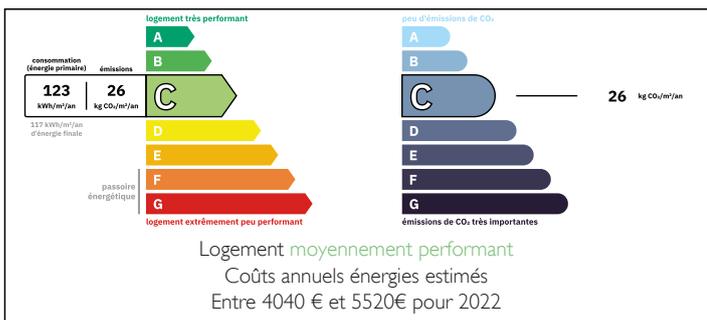
Town:	Rudeau-Ladosse
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	267 m2
Plot Size:	2285 m2



## IN BRIEF

Nestled perfectly into the landscape of a sought-after village, this magnificent French stone-built property is a masterclass in timeless elegance, sustainability, and refined taste. With panoramic views over the rolling countryside, it offers a peaceful and luxurious lifestyle in an outstanding setting.

## 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

The main house boasts 4 spacious bedrooms and 4 stylish bath/shower rooms. Two inviting living rooms and a stunning, light-filled kitchen/dining area—with bespoke cabinetry and integrated appliances—offer generous living spaces with excellent flow. A pantry/cellar and underfloor heating on the ground floor further enhance comfort and convenience.

The layout is as follows:

Ground floor: kitchen/dining room (35 m<sup>2</sup>), living room (15.4 m<sup>2</sup>), study or bedroom 3 (14.8 m<sup>2</sup>), workshop (28.8 m<sup>2</sup>), pantry/cellar (11.2 m<sup>2</sup>).

Attached barn: 36 m<sup>2</sup>, featuring a 27 m<sup>2</sup> indoor pool and a 28.8 m<sup>2</sup> mezzanine/bedroom 4, currently used as an art gallery and additional sleeping space.

First floor: bedroom 1 (27.5 m<sup>2</sup>), bedroom 2 (16 m<sup>2</sup>), and a second living room (26.5 m<sup>2</sup>).

Original features have been beautifully preserved and celebrated throughout. The interiors are tastefully decorated with a curated mix of bespoke artwork, high-quality finishes, and a deep respect for the home's historic character. Local limestone adds warmth and texture, while generous proportions, abundant natural light, and clever design create a calm and uplifting atmosphere in every room.

The barn conversion with its luxurious indoor pool adds a unique and artistic dimension to the property. The hot water system draws from three sources—solar panels, a wood burner, and electricity—ensuring efficient year-round comfort. The loft is fully insulated, all windows are double glazed, and a carport adds practical appeal.

The gardens are a true highlight: a vibrant and carefully composed array of flower beds and peaceful seating areas offer colour and tranquillity in all seasons. A true...

## LOCAL TAXES

Taxe foncière: 1599 EUR

Taxe habitation: EUR

## NOTES