

Charming 4-Bedroom Stone House with Pool and Workshop – Idyllic Countryside Setting



INFORMATION

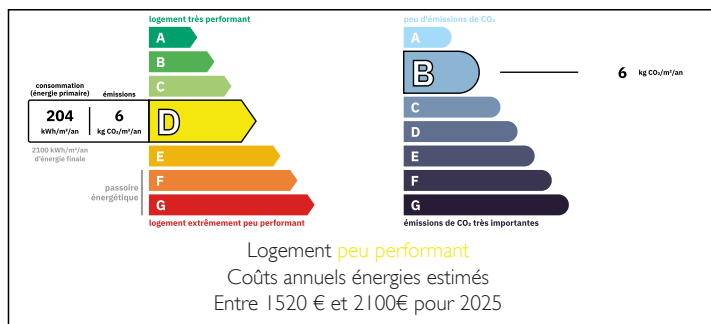
Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	7338 m2

IN BRIEF

Nestled in the heart of the peaceful French countryside, this beautifully presented 4-bedroom stone house offers the perfect blend of rustic charm and modern comfort. Set on a generous 7,338m² plot, this home boasts a 12x6 metre swimming pool, a separate extremely attractive workshop, and a tranquil setting surrounded by nature and with sweeping views — ideal for a family retreat, holiday home, or year-round residence.



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 property is entered by a gated driveway. Large barn doors lead to the double height lounge with exposed beams and walls. Door leads to the charming kitchen dining room with access to the lovely terraced area giving extensive views over the countryside. There is a double bedroom on the ground floor and family bathroom with WC and separate WC.

Stairs lead to a mezzanine area currently used for reading and relaxing. Two further double bedrooms and a single bedroom are found on this floor.

A separate building designed to look like another dwelling, with its own private gated driveway and garden area currently houses a garage, two workshops and a studio.

The house exterior is picture-perfect with charming virginia clad stone walls, wooden shutters, and a sunny terrace shaded by a blue awning plus an additional covered terrace – perfect for al fresco dining. The pool is surrounded by a paved area and greenery, providing a private and serene environment.

Whether you're seeking a peaceful escape, a permanent move to the French countryside, or a property with rental potential, this unique home ticks all the boxes.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES