

Charming 6-Bedroom Hamlet Property with Outbuildings, Pool & Cottage style Garden – Heart of Rural France



INFORMATION

Town:	Biras
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	193 m2
Plot Size:	6243 m2

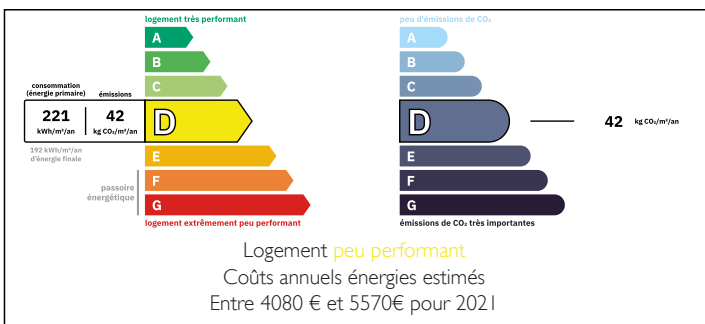
IN BRIEF

Nestled in a peaceful hamlet in the heart of the French countryside, this beautifully 6-bedroom property offers an idyllic rural lifestyle, complete with a range of outbuildings, a paddock, and a private swimming pool.

Set amidst a stunning English cottage-style garden, the grounds are a true delight – thoughtfully landscaped with hundreds of perennial plants and shrubs, connected by winding pathways that invite you to explore and unwind.

The main house provides flexible and spacious accommodation, including four ground-floor bedrooms, each with its own en-suite bathroom – perfect for guests or B&B potential. Upstairs, you'll find two additional bedrooms and a family bathroom, ideal for larger families or hosting visitors.

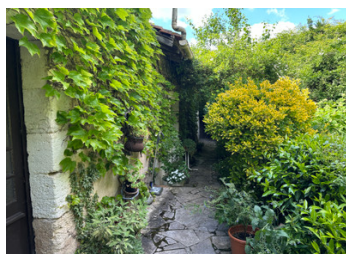
ENERGY - DPE



The welcoming living space features a cozy lounge

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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.



DESCRIPTION

You arrive at the property via a small driveway that runs alongside the house, leading past a large barn positioned to the right. Adjacent to the barn is a characterful old outbuilding—once a house—that could be converted into a gîte, subject to the necessary planning permissions. This potential guest accommodation can be accessed either from the driveway or directly through the barn.

Entry to the main house is through a charming courtyard garden, richly planted with flowers and mature shrubs. From here, you can also access the barn and two smaller outbuildings, ideal for use as a wood store or wine cellar.

Inside, the lounge (21m²) welcomes you with a cozy log-burning stove. This flows into the dining room, which also features a second stove and a staircase leading to the first floor. The kitchen (20.5m²) sits at the rear of the house, bright and well-equipped with a range of fitted units, and opens onto a spacious covered terrace—perfect for outdoor dining and relaxation.

The ground floor offers four bedrooms. Three are approximately 11m² each, and one is slightly smaller at 8m². Each has its own en-suite: three with shower rooms, and one with a bathroom. From inside the house, there is also direct access to the vast attached barn, which offers approximately 400m² of additional space—ideal for storage, hobbies, or future development.

Upstairs, two more bedrooms have been created within the eaves, accompanied by a family bathroom and a dressing room.

The garden is truly a highlight of...

LOCAL TAXES

Taxe habitation: EUR

NOTES