

## Immaculately Presented 3-Bedroom Home with Pool and Expansive Views Over Bergerac Vineyards

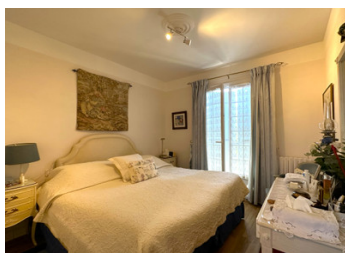


## INFORMATION

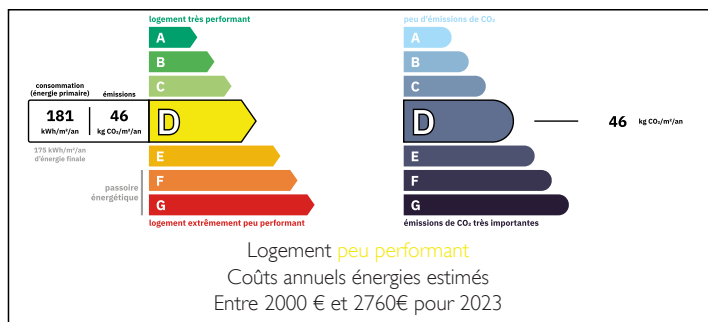
Town:	Rouffignac-de-Sigoulès
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m <sup>2</sup>
Plot Size:	3793 m <sup>2</sup>

## IN BRIEF

Charming 3-bedroom house with swimming pool and stunning vineyard views, located in peaceful Rouffignac-de-Sigoulès, Dordogne. Set on a generous 3,793 m<sup>2</sup> plot, this well-maintained 100 m<sup>2</sup> home includes a bright living area, large garden, and private pool—perfect for relaxing or entertaining. Just a short drive from Bergerac and its amenities. Ideal as a home, holiday retreat, or rental investment.



## 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

Nestled in the heart of the picturesque Dordogne countryside, this beautifully maintained 3-bedroom home offers both comfort and charm with breathtaking views over the renowned Bergerac vineyards. Set on a generous 3,793 m<sup>2</sup> plot, the property combines idyllic rural living with modern conveniences.

Boasting 100m<sup>2</sup> of light-filled habitable space, the home is thoughtfully designed for relaxed living. The interior features three spacious bedrooms, a bright and airy living area, and a family bathroom. Perfectly suited as a permanent residence, holiday home, or rental investment, this property offers versatility in one of France's most sought-after regions. A utility room completes the property.

Outside, a large garden provides a tranquil setting for al fresco dining, entertaining, or simply soaking in the panoramic views. A private swimming pool adds a touch of luxury and refreshment during the warm summer months, as well as the covered loggia lounging area at the rear of the house.

Located in Rouffignac-de-Sigoulès, this home is just a short drive from the vibrant town of Bergerac, with its airport, amenities, and cultural attractions. Whether you're seeking a peaceful retreat or a base to explore southwest France, this exceptional property is a rare find.

For more information or to schedule a viewing, contact Leggett Immobilier today.

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

## LOCAL TAXES

**Taxe foncière: 800 EUR**

**Taxe habitation: EUR**

## NOTES