

A beautiful classic Maison de Maître with swimming pool and well planted garden. Close to village - Dordogne

EXCLUSIVE



## INFORMATION

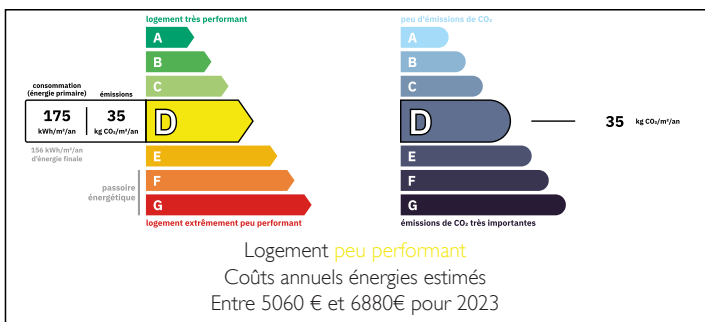
Town:	Saint-Pierre-de-Côle
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	281 m2
Plot Size:	5655 m2

## IN BRIEF

Positioned in the peaceful countryside between Brantôme and Thiviers, in the heart of the Périgord Vert, this elegant Maison de Maître adjoins the original farmhouse to offer over 280 m<sup>2</sup> of beautifully appointed living space. Immaculately presented, the property seamlessly combines classic architecture with modern comfort, creating a warm and inviting home full of charm and character.



## 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 interior features a generous layout ideal for family living, with four reception rooms offering flexible spaces for both formal entertaining and everyday relaxation. A traditional farmhouse kitchen, with wood burner situated in the fireplace, forms the heart of the home, complemented by a practical utility room, a study, and additional storage spaces including a boot room and storeroom. The property offers four bedrooms (one en-suite) and a spacious attic suite along with its own family bathroom and a convenient ground-floor shower room.

The landscaped garden extends over 1,4 acres of fully enclosed grounds with front and side gated entrances, thoughtfully designed to provide privacy and space to enjoy outdoor living. An in-ground swimming pool measuring approximately 10 x 5 metres is surrounded by generous sun terraces, while several seating and dining areas invite al fresco entertaining. A large barn, possible to convert into gîtes given the appropriate permissions and, covered parking with ancient small animal pens complete the offering.

This exceptional residence enjoys a prime location for those seeking the tranquillity of the Dordogne countryside without sacrificing accessibility. Situated on the outskirts of a village with a restaurant and a shop and, within easy reach to Périgueux, Angoulême, and Bordeaux, it's perfectly placed to enjoy the best of South-West France.

The property benefits from oil central heating and has a septic tank installation.

### GROUND FLOOR

RECEPTION | large open plan sitting & dining room with Jotul wood burning stove and French doors...

## LOCAL TAXES

Taxe foncière: 1926 EUR

Taxe habitation: EUR

## NOTES