Modern Single-Storey 3-Bedroom Home with Garden & Garage Near Train, Schools, and Forrest – Vélines, Dordogne
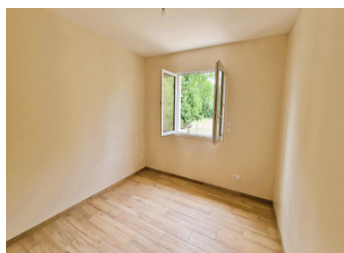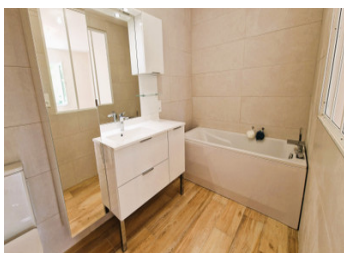

INFORMATION

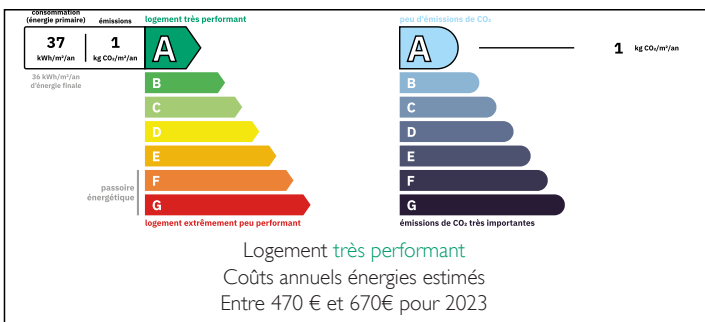|	
Town:	Vélines
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	891 m2

IN BRIEF

Located in a quiet cul-de-sac on the edge of a forest in Vélines (Dordogne), this new single-storey home is ideal for those seeking peace, nature, and convenience.

It features a spacious living room with an open-plan kitchen, two en-suite master bedrooms (one with a bathroom, the other with a shower room and WC), a third bedroom, a utility room, and an attached garage. The garden and private parking add further appeal.

This move-in-ready property is perfect as a main home, second home, or rental investment.

Just a short drive from Sainte-Foy-la-Grande and Montcaret, the area offers easy access to local markets, restaurants, schools, medical services, the A89 motorway, and Vélines train station with direct links to Bordeaux.

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.

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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This modern, single-storey home is located in a quiet cul-de-sac on the edge of a lush forest in Vélines, a charming village in the Dordogne. With direct access to scenic hiking and cycling trails, it's a perfect choice for nature lovers and those seeking a calm lifestyle within reach of key amenities.

The house offers a spacious and bright open-plan living area with a fully fitted kitchen, ideal for family life or entertaining. There are two en-suite master bedrooms – one with a private bathroom, the other with a shower room and WC – plus a third bedroom, a utility room, and an attached garage.

The garden provides space to relax or entertain outdoors, and the private parking adds further comfort and security.

Only 5 minutes from Sainte-Foy-la-Grande and its popular market, and close to Castillon-la-Bataille, Montcaret, and Bergerac, the property is also well served by the Vélines train station (link to Bordeaux) and the A89 motorway. Schools, supermarkets, restaurants, and medical centres are all within easy reach.

Whether you're looking for a main residence, holiday home, or investment property, this move-in-ready house in a sought-after setting is not to be missed.

Additional Information
Living area: 40 m² with large picture windows allowing natural light to flood the space
Kitchen: 15.72 m² with central island
Bedroom 1: 13.15 m² with private bathroom (6.12 m²)
Bedroom 2: 12.04 m² with adjoining Italian-style shower room (6.09 m²)
Bedroom 3: 10.22 m²
Heating & cooling: Heat pump system for hot water and air conditioning
Reversible air conditioning in all rooms