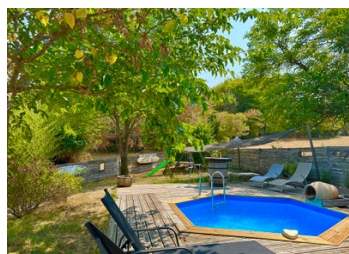


## Unique Property with Pool and Outbuildings near Jaure



## INFORMATION

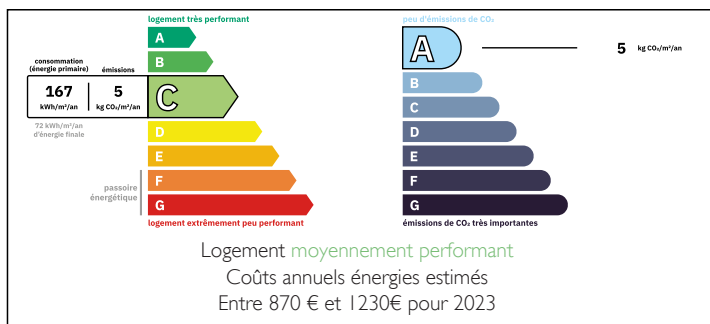
Town:	Jaure
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	75 m2
Plot Size:	850 m2



## IN BRIEF

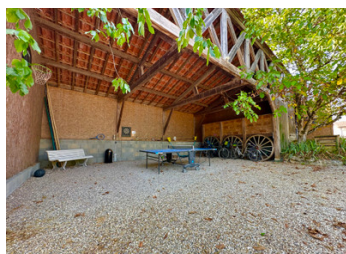
A cosy, character-filled home just outside Jaure in the Dordogne, offering open-plan living with mezzanine bedroom, swimming pool, outbuildings, and modern comforts. Peacefully located yet close to local amenities, Bergerac airport, and the wider attractions of the Dordogne.

## 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

Tucked away in a peaceful setting just outside of Jaure (Dordogne, 24), this unique home offers an inviting retreat with plenty of character. The ground floor features a bright open-plan living space with fitted kitchen area, a shower room with WC, and a cosy mezzanine bedroom that looks down over the main living area - perfect for a romantic hideaway or a simple, easy-to-maintain base.

Outside, the property really comes into its own. A swimming pool provides a place to cool off in summer, while the grounds include a useful workshop, an open barn, and a garden shed - all adding potential for hobbies, storage, or creative projects. Extension of the habitable space could also be envisioned in these spaces (subject to necessary permissions).

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Located just outside the village of Jaure in the Dordogne, this property enjoys a peaceful rural setting while remaining close to everyday amenities. The market town of Villamblard is only a short drive away, offering shops, cafés, and essential services. Bergerac and its airport can be reached in around 30 minutes, providing convenient access to the UK and beyond, while Bordeaux is less than two hours away, with international flights and city life. The wider area is dotted with vineyards, historic villages, and the rolling landscapes that make the Dordogne so sought after.

The house itself is practical and comfortable, benefitting from double glazing, a modern heat pump system providing both heating and air conditioning, and a septic tank drainage system. These features...