

Detached 3-Bedroom property with Pool & Tennis Access, Stunning Views, and Low-Maintenance Living Near Riberac

EXCLUSIVE



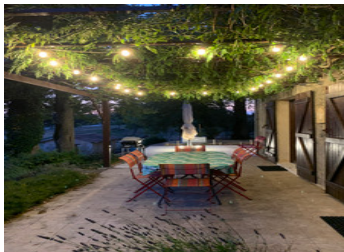
INFORMATION

Town:	Vanxains
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	97.25 m2
Plot Size:	10140 m2

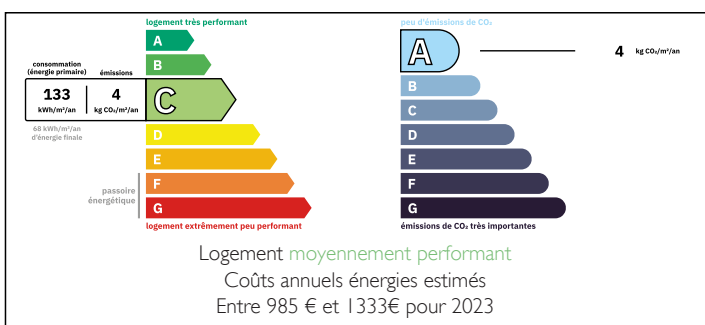
IN BRIEF

A well-presented detached property on a small co-property with access to a shared swimming pool and tennis court, located on the outskirts of Vanxains, close to Ribérac and its renowned Friday market. Recently modernised with a new insulated roof and refurbished shower rooms, the house offers fabulous views, spacious living areas, and multiple terraces. An ideal holiday home – simply lock up, leave, and return to enjoy with no maintenance worries.

Vauxains is a vibrant village which offers all the essentials, including a post office, bakery, and hairdresser with English-speaking staff. Community life is rich, with annual celebrations such as the Easter omelette feast and pig feast, as well as regular concerts in the beautifully restored church. For the more active, weekly gym sessions take place in the village hall.

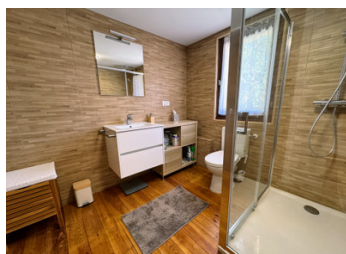


ENERGY - DPE



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

Key Features

- *Detached 3-bedroom property on small co-property
- *Shared swimming pool and tennis court
- *New insulated roof & recently refurbished shower rooms
- *Spacious open-plan living/dining area with wood burner (31.64 m²)
- *Snug area and two terraces with superb countryside views
- *Fully fitted kitchen with modern appliances
- *Two shower rooms (one on each floor)
- *Large sun terrace (~50 m²) with wisteria & side terrace
- *Lockable storage shed, utility area, and built-in wardrobes
- *Well maintained, low maintenance – ideal lock-up-and-leave holiday home
- *Excellent location near Vanxains & Ribérac's famous Friday market

This charming detached property forms part of a small co-property offering shared leisure facilities, including a swimming pool and tennis court. The house has been thoughtfully modernised with a new insulated roof and recently refurbished shower rooms, making it both comfortable and practical.

On the ground floor, the open-plan sitting and dining room features a wood-burning stove, exposed beams, and two sets of double-glazed doors opening to the terrace with superb countryside views. A cosy snug area with glazed doors opens onto a side terrace, providing a perfect TV or reading nook. The kitchen is fitted with wooden units, an oven, microwave, induction hob with extractor, dishwasher, and fridge-freezer. Completing the ground floor is a modern shower room with WC, basin, with window, plus a utility area with space for a washing machine and tumble dryer. There is a useful under-stairs cupboard housing the fuse board and with storage space.

LOCAL TAXES

Taxe foncière: 707 EUR

Taxe habitation: EUR

NOTES