

Charming Dordogne Home with Pool, Barn, and Sweeping Views in Villamblard

EXCLUSIVE



INFORMATION

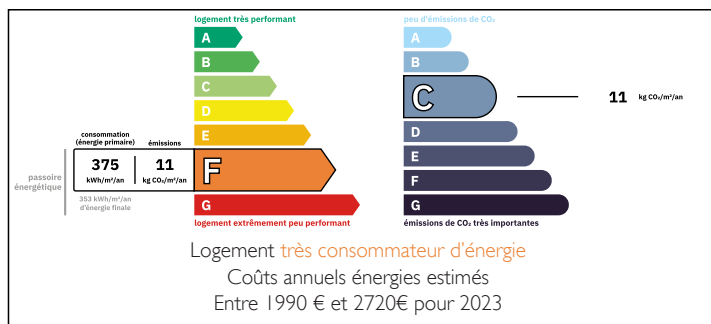
Town:	Villamblard
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	10000 m2

IN BRIEF

Set on the edge of Villamblard, this Dordogne property combines tranquility and convenience. With nearly a hectare of garden and woodland, a front terrace with stunning views, a rear swimming pool, and private grounds, it's ideal for lifestyle living. Inside, the house offers practical, comfortable accommodation in good condition, ready to enjoy. Additional outbuildings offer exciting potential for projects or expansion.



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

On the edge of the village of Villamblard (24140), this charming property offers the best of both worlds: a peaceful countryside setting with the convenience of local shops, restaurants, and services just a short stroll away. Bergerac and its airport can be reached in under half an hour, while Bordeaux is less than two hours away.

The house sits within grounds of 9,713m², a mix of garden and woodland that provides space, privacy, and variety. At the front, a covered terrace makes the most of the sweeping views — the perfect spot for long summer meals or morning coffee. On the other side of the property lies the swimming pool, surrounded by its own terrace and offering a tranquil space to unwind. The property as a whole is very private, with no over-looking neighbours.

Inside, the accommodation is practical and welcoming. The ground floor includes a fitted kitchen, a spacious living room with woodburner, 3 bedrooms, a bathroom with toilet, shower room, WC, and useful storage. In good condition throughout, the property is ready to be enjoyed straight away, with the option for personal updates in the future if desired.

The large barn, five former pigsties, and nearly a hectare of land also bring exciting potential for creative projects or further development (subject to necessary permissions).

This is a home full of charm and possibilities — equally suited as a permanent residence, a holiday retreat, or a lifestyle project in this beautiful part of the Dordogne.

Information about risks...

LOCAL TAXES

Taxe habitation: EUR

NOTES