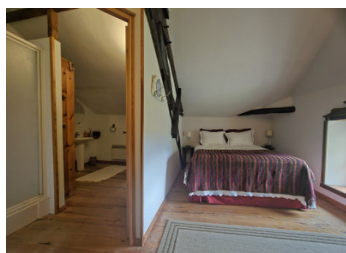


Charm,serenity for this authentic "Périgourdine" in the heart of a peaceful hamlet. Pool, large wooded garden.



INFORMATION

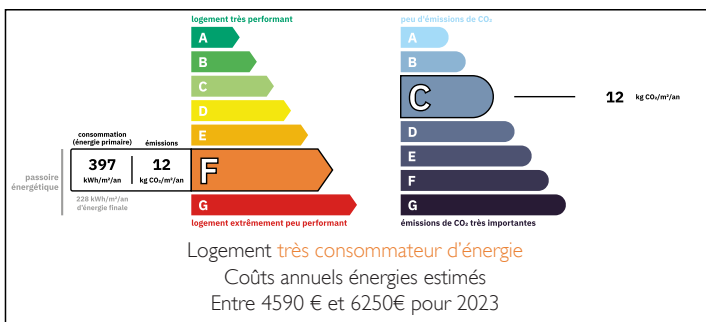
Town:	Rayet
Department:	Lot-et-Garonne
Bed:	3
Bath:	4
Floor:	170 m2
Plot Size:	5676 m2



IN BRIEF

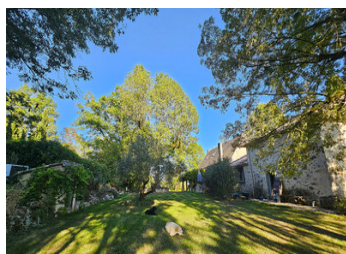
This beautiful stone house in the Périgord region is nestled in a hamlet just a few minutes from Bastide de Villeréal in a prime tourist location. Surrounded by medieval bastides steeped in history that dot the landscape, colorful markets, and green valleys, this part of southwestern France is a rare place where you can live differently. At the end of a discreet lane, far from the hustle and bustle, the house stands in a large park planted with century-old trees. Around the house, three terraces, harmoniously integrated into the garden, invite you to relax and enjoy convivial moments in the open air. The heated swimming pool and pool house perfectly complement the property, offering a true haven of peace to enjoy every season.

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.



LOCAL TAXES

Taxe foncière: 770 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Built in the 1900s and preserved in its authenticity, it is the result of the junction of two houses, making it a unique property. It offers 170 m² of warm and welcoming space. Inside, you will be charmed by each room, which reveals the elegance of its period features: parquet floors, terracotta tiles, exposed stonework, period fireplaces, spacious rooms... Here, time stands still.

Detailed description of the interior:

First part of the house: on the ground floor, a large living room of approximately 50 m² with an open kitchen and a fireplace equipped with a wood stove. Adjoining laundry room, full bathroom with shower, bathtub, and separate toilet, office. Upstairs, a large bedroom of approximately 20 m² with its own shower room, ideal as a master suite.

Back on the ground floor, a hallway leads from the kitchen to the second part of the house, which comprises a bright living/dining room of approximately 50 m² with a fireplace. Upstairs, the two bedrooms of 20 and 10 m² each have their own shower room.

Technical data for the exterior:

Attached garage of 35 m²

Landscaped grounds

Heated swimming pool (10 x 5 m) accessible via natural stone steps.

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