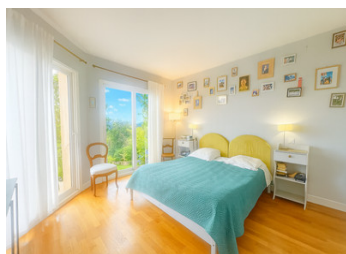


Fabulous architect designed 5 bedroom house with pool in Port Sainte Foy close to Bergerac

EXCLUSIVE



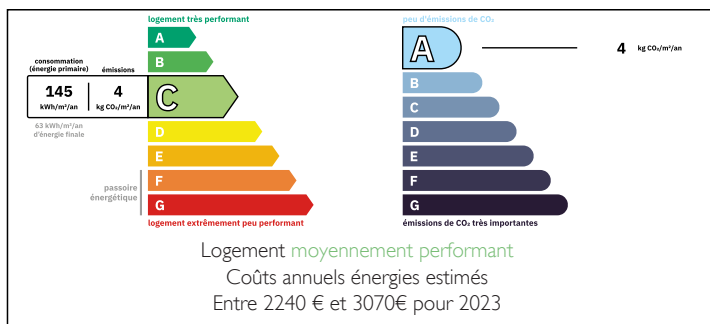
INFORMATION

Town:	Port-Sainte-Foy-et-Ponchapt
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	202 m2
Plot Size:	16743 m2

IN BRIEF

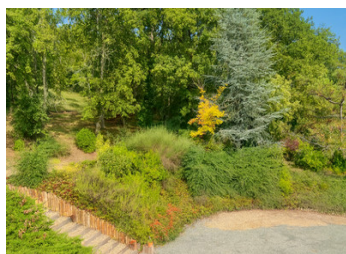
Set in a peaceful elevated position in Port-Sainte-Foy, this stunning 5-bedroom home offers uninterrupted panoramic views of the countryside. Just minutes from local amenities—including restaurants, a supermarket, bakery, post office, tabac, doctors, and dentist—it perfectly combines tranquillity and convenience. The property features multiple terraces ideal for relaxing or entertaining, spacious open-plan living areas, and large windows framing the landscape. It is also close to Sainte-Foy-la-Grande, famous for its Saturday market, and only a short drive to Bergerac and the Dordogne River. A rare opportunity to enjoy comfort and authentic French countryside living.

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: 2545 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in a peaceful, elevated position, this five-bedroom home offers breathtaking panoramic views of the surrounding countryside, while remaining close to local amenities: restaurants, supermarket, bakery, post office, tabac, doctors, and dentist.

The property combines space, comfort, and functionality, with exceptional natural light thanks to large windows designed to frame the landscape from every angle.

Interior:

Ground floor: Spacious open-plan living area with lounge and dining room opening onto a sunny terrace, fully equipped separate kitchen leading to another terrace bordered by charming woodland, master suite with en-suite bathroom and direct balcony access, and two additional bedrooms served by a family bathroom and separate WC.

First floor: Two further bedrooms with en-suite bathrooms, separate WC, and a bright mezzanine ideal for a home office or reading nook, opening onto a shared balcony overlooking the valley.

Exterior:

17,000 m² plot featuring mature trees, landscaped garden, wooded area, and a swimming pool with stunning views.

Multiple terraces and seating areas offering plenty of opportunities to enjoy the peaceful surroundings.

Practical Features:

Large basement with garage, workshop, storage space, and spacious utility room accessible from both the house and garage.

Geothermal underfloor heating and cooling, open fireplace, new hot water tank, electric shutters, double glazing, fibre-optic internet, and centralised vacuum system.