

6 bedroomed property, main residence consists of 4 ensuite bedrooms, kitchen/diner lounge. 2 bedroomed gite



INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	218 m2
Plot Size:	1490 m2



IN BRIEF

Beautifully Presented 6-Bedroom Family Home with Separate Gîte and Countryside Views

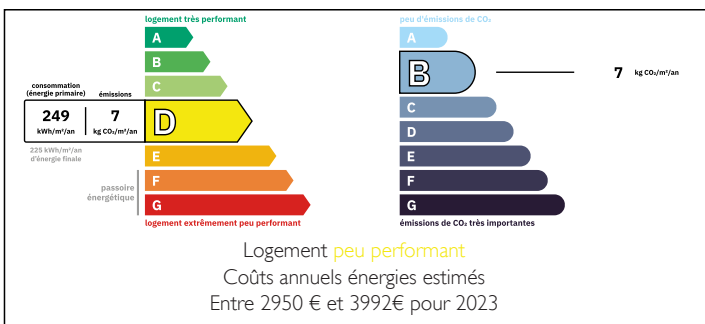
This charming property offers a perfect blend of comfort, space, and rural tranquility. The main residence features four spacious ensuite bedrooms, making it ideal for visiting family or operating as a bed and breakfast.

Adjacent to the main house, and reached via attractive stone steps, is a spacious two-bedroom gîte with its own private terrace overlooking stunning countryside — an idyllic setting for guests, extended family, or as a holiday retreat.

An above-ground pool, accessed by wooden steps, adds to the charm and provides a wonderful spot to relax and enjoy the peaceful surroundings.

Through a side gate, you'll find yourself immediately on quiet country lanes, perfect for walking or cycling without the worry of passing cars. Despite its tranquil location, the property is just 15 minutes from the vibrant market...

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

Stunning 6-Bedroom Property with Separate Gîte, Pool, and Panoramic Countryside Views

This exceptional property offers charm, space, and comfort in equal measure. It is beautifully presented and ideally suited as a family home, holiday retreat, or bed and breakfast.

MAIN RESIDENCE

Entry is via a small terrace, perfect for enjoying morning coffee or evening sunsets. This opens into a welcoming HALL (16m²) creating an inviting first impression.

From the hall, step into the spacious KITCHEN/DINER (47m²) — the heart of the home. It features a 9kW pellet burner, a well-equipped kitchen with a Rayburn cooker, and ample space for family dining and entertaining.

Leading off the kitchen is a GROUND FLOOR BEDROOM (12m²) with its own ENSUITE SHOWER ROOM (5m²), ideal for guests or single-level living.

Elegant glass-panelled doors open into the LOUNGE (39m²), which can be separated for privacy while still allowing natural light to flow through. The lounge features beamed ceilings, exposed stone walls, and a log burner set within an impressive stone fireplace. The wooden floor inlaid with terracotta tiles adds warmth and character, creating a truly inviting and cosy atmosphere.

UPSTAIRS a 5-metre landing leads to three beautifully appointed ENSUITE BEDROOMS, each offering individual charm and comfort:

BEDROOM 1 (23m²): Features an attractive open ensuite with a roll-top bath, sink, and toilet.

BEDROOM 2 (15m²): Showcases a delightful wooden pelmet that enhances its French character. The ensuite bathroom (10m²) includes a bath with combined shower, elegant glass screen, sink, and toilet.

BEDROOM 3 (35m²): A true master suite,...

LOCAL TAXES

Taxe habitation: EUR

NOTES