

Luxury Périgord Residence with Pool and Landscaped Garden



INFORMATION

Town:	Badefols-sur-Dordogne
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	227 m ²
Plot Size:	3364 m ²

IN BRIEF

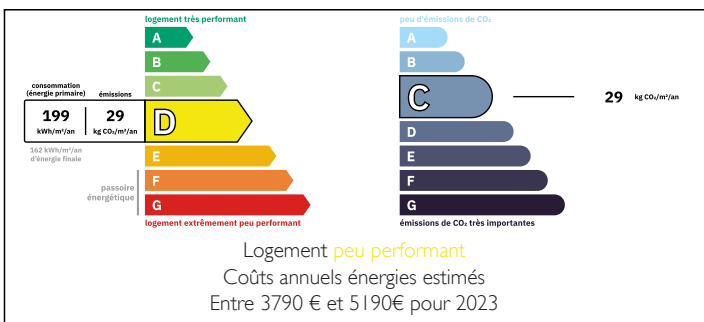
Just a few minutes from Lalinde and within immediate reach of the Dordogne River, this elegant 227 m² stone residence unfolds the timeless charm of unique architecture within a privileged setting on 3,364 m² of land.

Its distinctive silhouette, highlighted by a magnificent stone turret, gives the property a strong and rare identity, evoking the understated elegance of classic French country homes.

Fully redesigned to meet modern comfort standards, the house offers generous, light-filled spaces where historic features and contemporary finishes blend harmoniously: exposed beams, traditional fireplace, noble materials, and high-quality modern fittings.

With its iconic architecture and prime location in one of the most sought-after areas of the Périgord, this property will appeal to buyers seeking a ready-to-live character residence, perfect as an

ENERGY - DPE



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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

Perfect for an international family seeking a luxury secondary home in the Périgord, this charming stone residence with pool and landscaped garden combines authenticity, modern comfort, and generous living spaces to welcome family and friends.

Nestled in a peaceful part of the Périgord, close to the Dordogne River and the historic villages of Lalinde and Bergerac, this elegant 227 m² stone home offers the perfect balance between character and contemporary comfort.

With 10 rooms, including 5 bedrooms (deux ensuite bedrooms on the ground floor), the property is ideal for hosting family and guests in a refined setting.

The ground floor features spacious reception areas: a main living room of approx. 44 m², a bright glazed lounge of approx. 30 m², a modern kitchen of approx. 18 m², and an original 8 m² round room, perfect for a home office or relaxation space. Two ensuite bedrooms (16.8 m² and 17.6 m²) with private bathrooms and WC complete this level.

Upstairs, two additional bedrooms (14.3 m² and 17.3 m²) provide comfortable accommodation, along with a master suite featuring a dressing room and ensuite bathroom (approx. 22 m²). A family bathroom, separate WC, and a handy storage room complete the upper level.

The basement includes two garages, a workshop, a technical room, and a shower room, offering ample storage and utility space.

Outside, the property reveals a true outdoor living environment: a 10x4 m swimming pool with jacuzzi, outdoor shower and WC, terraces, summer kitchen, and a dedicated pool house. The landscaped,...

LOCAL TAXES

Taxe foncière: 1493 EUR

Taxe habitation: EUR

NOTES