

Exceptional Family Home with Business Potential in quaint French Village. Come and live the french dream!

EXCLUSIVE



## INFORMATION

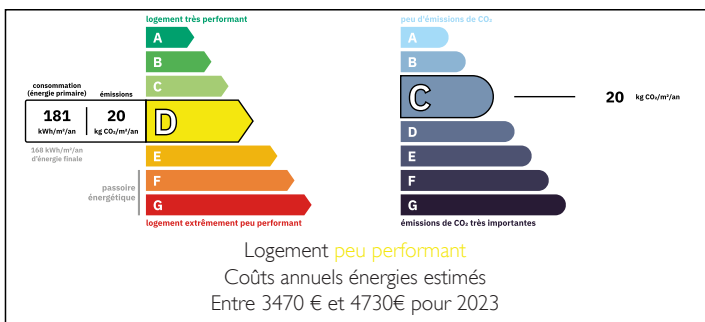
|             |                |
|-------------|----------------|
| Town:       | Gout-Rossignol |
| Department: | Dordogne       |
| Bed:        | 4              |
| Bath:       | 3              |
| Floor:      | 204 m2         |
| Plot Size:  | 1740 m2        |

## IN BRIEF

This property is a 200 m<sup>2</sup> renovated family home near Verteillac, Dordogne, on a 1,700 m<sup>2</sup> wooded plot. With 4 bedrooms, 4 bathrooms, terrace, and secure pool, it offers both family comfort and proven rental income potential. Outdoor amenities include a children's play area, entertainment barn, and nearby tennis court. Perfect as a family residence, second home, or turnkey holiday rental investment.



## 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

A truly rare opportunity awaits in the heart of the beautiful Dordogne countryside with this superbly restored and versatile property. Quietly positioned in a charming village, this substantial residence offers both idyllic family living and proven holiday rental potential in one of southwest France's most desirable rural regions.

### Elegance, Space & Comfort

This beautifully appointed home extends over approximately 200m<sup>2</sup> of living space and has been meticulously renovated to combine traditional character with modern comfort. With 4 generous bedrooms and 4 bathrooms (1 bathroom and 3 shower rooms), the property comfortably accommodates up to 14 guests, making it perfect for personal use by a large family or for hosting holiday groups.

The expansive interior features an impressive 45 m<sup>2</sup> open-plan living and dining salon, bathed in natural light and anchored by a welcoming wood-burning fireplace — ideal for relaxed family gatherings or entertaining guests. The large 33 m<sup>2</sup> kitchen, fully equipped with high-quality appliances and workspace, opens onto a terrace overlooking the pool, creating seamless indoor-outdoor flow.

### Magical Outdoor Living

Set on an enclosed, 1700m<sup>2</sup> wooded plot, the property boasts a 10 × 5 m secure saltwater pool — a central feature of the landscaped gardens and private terraces where sun and shade are enjoyed throughout the day.

The grounds are thoughtfully designed for family life and leisure with:

A dedicated children's play area including climbing structures, swings, slides and more;

An open barn entertainment space perfect for

## LOCAL TAXES

Taxe foncière: 1548 EUR

Taxe habitation: EUR

## NOTES