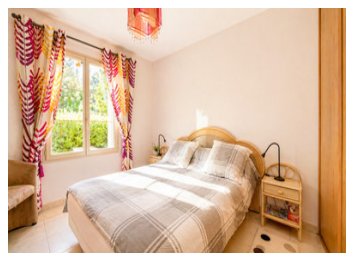
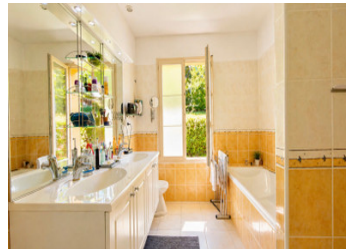


## Vitrac Dordogne, In the heart of Perigord Noir Charming Spacious family home with beautiful countryside views



## INFORMATION

Town:	Vitrac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	2652 m2

## IN BRIEF

Perfectly located in the heart of the Dordogne, Perigord Noir in Vitrac, near the beautiful medieval town of Sarlat la Canéda and the Dordogne river

This contemporary energy efficient home was constructed in 2008.

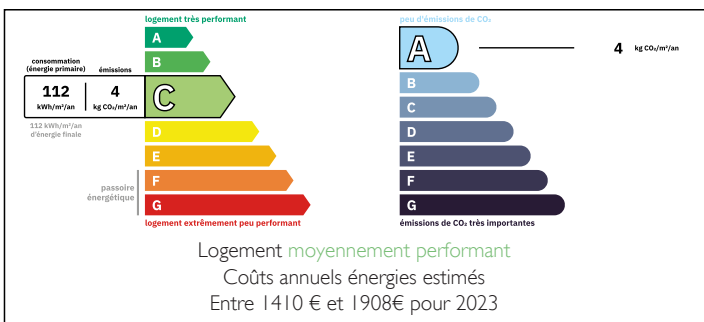
South facing, and set within a level garden of 2652m2, it enjoys a peaceful setting bordered by lawns and woodland, offering privacy and lovely countryside views

Just 5 mins drive to the lively villages of Cenac and Vitrac on the river Dordogne, the property provides 145m2 of immaculate living space

The ground floor features two bedrooms, a bathroom, and a spacious open plan living/dining area with a Fireplace insert.

Upstairs are two further bedrooms and a second bathroom.

## 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

This charming contemporary home of 145m<sup>2</sup> of immaculate living space is ideally positioned in the centre of 2652m<sup>2</sup> of beautiful gardens and terraces.

Constructed in 2008, it is located in an elevated south facing position with fantastic views over the beautiful rolling hills of Vitrac towards the dordogne river valley.

It is not overlooked by neighbours and is surrounded by nature and stunning countryside with many wonderful walks from the doorstep.

Close to all amenities and just a short drive to Cenac, Vitrac port and the medieval town of Sarlat la Canéda.

The home is extremely well laid out and luminous with open plan living at its best. There is a fantastic connection between the internal and exterior spaces due to the large glass sliding doors that connect this beautiful home to the sunny terraces that extend across the front and side of the property and gardens beyond.

Extremely energy efficient with a C energy rating due to the excellent insulation, double glazing throughout, reversible air conditioning on the ground floor and a fireplace insert. and electric radiators on the first floor.

There is a garage double car garage with automatic door and a utility room which provide extra useful storage space.

On the ground floor there is a spacious open plan luminous living/dining area with a fireplace insert. and large sliding glass doors that open up on to the south facing terrace.

The kitchen is modern, fully fitted and fully equipped. It connects towards the dining area...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES