

Elegant 4-Bedroom Maison de Maître with Heated Pool, Beautiful Gardens & luxury Suite.

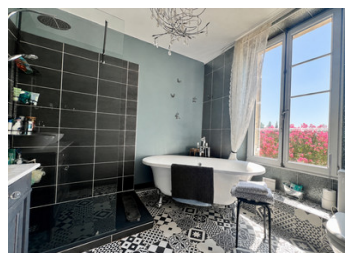


INFORMATION

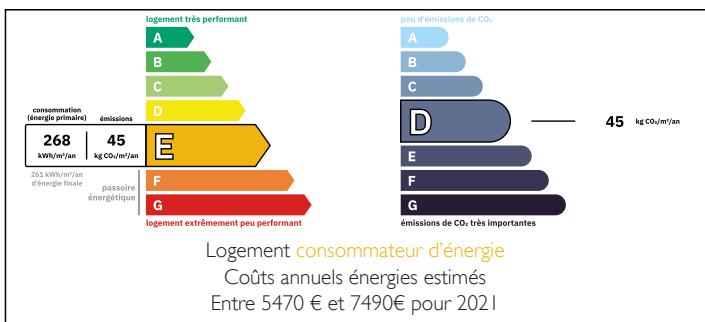
Town:	Vélines
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	270 m2
Plot Size:	4410 m2

IN BRIEF

Elegant circa-1800 Maison de Maître, beautifully renovated to combine period character with modern comfort. Offering approximately 270m² of living space, four bedrooms, a luxury principal suite and a versatile top floor. Set within 4,400m² of private landscaped gardens with a heated pool, terrace and garage. Mains drainage and town gas, with schools and the train station within walking distance.



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

Situated on the edge of a peaceful village, this elegant circa-1800 Maison de Maître effortlessly combines timeless French character with stylish modern living. Beautifully and sympathetically renovated throughout, the property offers approximately 270m² of habitable accommodation, set within 4,400m² (approximately 1.09 acres) of landscaped gardens.

The property is conveniently situated just 30 minutes from Bergerac Airport, approximately one hour from Bordeaux and 20 minutes from the world-famous vineyards of Saint-Émilion. A wide range of shops and everyday amenities can be found in the surrounding towns.

A significant advantage of this property is that it benefits from mains drainage, mains water and town gas, providing all the convenience of modern services without the maintenance associated with a septic tank. It is also within walking distance of the local primary school and collège and just a five-minute walk from the train station, making it ideal for families, commuters or anyone wishing to travel without relying entirely on a car.

Approached through secure electric gates, a private driveway leads to this handsome stone residence, whose elegant façade immediately reflects its period charm and timeless appeal. The beautifully maintained grounds are enclosed by mature hedging, fencing and fruit trees, creating a private and secure environment ideal for families, children and pets. Expansive lawns surround the house, complemented by a delightful orchard and established planting.

The house has been extensively modernised over recent years with great care and sensitivity. Its original charm and character have been beautifully preserved, with period features thoughtfully retained...

LOCAL TAXES

Taxe foncière: 1649 EUR

NOTES