

Superb architect-renovated stone property with heated pool, barns and beautiful gardens near Piégut-Pluviers

EXCLUSIVE



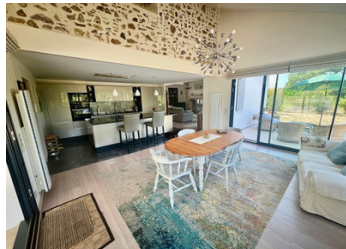
INFORMATION

Town:	Étouars
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	166 m2
Plot Size:	3448 m2

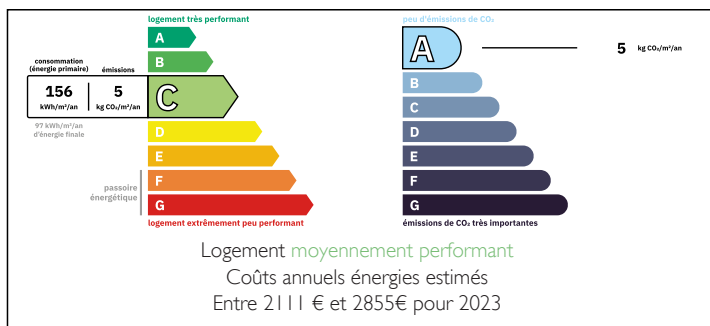
IN BRIEF

Set within a peaceful hamlet in the heart of the Périgord Vert, this stunning stone property offers an exceptional combination of authentic character, contemporary comfort and outstanding craftsmanship.

Entirely renovated by professional artisans under the guidance of a highly regarded architect, the house has been finished to an impressive standard throughout. Its traditional stone façade and newly renovated roofs preserve the charm of the original building, while the bright, spacious interior has been designed for relaxed modern living.

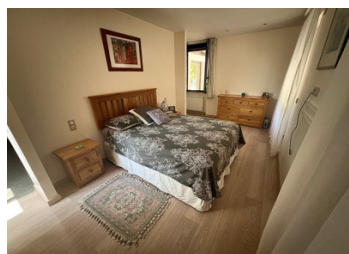


ENERGY - DPE



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

At the heart of the home is a magnificent 63.8 m² open-plan living space combining the kitchen, dining room and lounge. Generous proportions and abundant natural light create a wonderfully welcoming area in which to cook, entertain and spend time with family and friends.

The ground floor also offers a spacious 28.4 m² bedroom and bathroom, allowing comfortable single-level living. Upstairs, a beautiful 37 m² mezzanine provides a versatile additional living or working area, alongside a second generous bedroom and bathroom.

Outside, the property is arranged around an attractive central courtyard, approached through electric gates. A covered carport and several charming stone outbuildings, including the former piggeries, add both character and practicality.

To the rear, the house opens onto a delightful private garden overlooking the surrounding countryside. Fully enclosed and beautifully maintained, it features established flower beds, sweeping lawns cared for by a robotic mower and several inviting places in which to relax and enjoy the peaceful setting.

The heated saltwater swimming pool is a particularly appealing feature, complete with an electrically operated retractable cover and a spacious sun terrace. The adjoining covered terrace creates a wonderful setting for summer dining, long lunches and evenings beside the pool.

A substantial 109.6 m² barn offers excellent potential for further development. With a concrete floor and water and electricity already connected, it could be transformed into additional accommodation, a gîte, a studio or an impressive leisure space, subject to the necessary permissions. Its terrace looks directly over the garden and swimming...

NOTES