

Beautiful Périgord-style home with independent gîte, 7,000m of land and woodland setting near Sainte-Alvère



INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	160 m2
Plot Size:	7000 m2

IN BRIEF

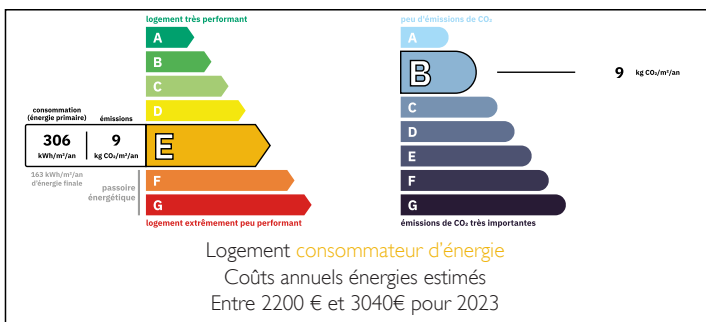
Tucked away at the end of a beautiful driveway and surrounded by mature trees and woodland, this charming Périgord-style property offers the rare combination of privacy, space and excellent access to the Dordogne's most sought-after sites.

Built in 1983 and facing south, the main house offers around 160m² of accommodation, with a generous 49.7m² living/dining room featuring a fireplace, a wood-burning stove, kitchen, two bedrooms, mezzanine, terrace, balcony garage and additional rooms. A separate gîte provides an ideal space for visiting family and friends or could offer potential for seasonal tourist accommodation.

Set on approximately 7,000m² of beautifully wooded grounds, the property is reached via a particularly attractive approach and lies on a very quiet country lane used mainly by local residents. Sainte-Alvère, with its shops, restaurants, weekly market and



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.



LOCAL TAXES

Taxe foncière: **939 EUR**

NOTES

DESCRIPTION

Approached by a lovely tree-lined driveway, this attractive Périgord-style property sits quietly within approximately 7,000m² of private grounds, surrounded by mature trees and woodland. The house enjoys a particularly peaceful position on a small road used predominantly by local residents, creating a wonderfully private atmosphere while remaining within easy reach of everyday amenities and some of the Dordogne's most celebrated villages and tourist attractions.

Built in 1983, the property has the character and proportions associated with traditional Périgord architecture, while offering generous living space and a very practical layout.

The house is south-facing, making the outdoor spaces particularly appealing for enjoying the garden, terraces and long summer evenings.

With a main house of approximately 160m², a garage, an independent gîte, this is a property that could work equally well as a permanent residence, a spacious French holiday home or a combination of private living and tourist accommodation.

The main house.

The heart of the property is undoubtedly the large 49.7m² living room, a generous and welcoming space designed for family life and entertaining.

The room benefits from a fireplace with a wood-burning stove, creating a warm focal point during the cooler months. There is plenty of space for both comfortable seating and a dining area, making this a room that can easily accommodate family and friends.

The kitchen is positioned conveniently next to the main living area.

The ground floor also includes:

Entrance – approximately 3.4m²

Bedroom 1 – approximately 13.1m²

Bathroom – approximately 5.1m²

Separate WC – approximately 2.2m²...