

## Light-Filled Dordogne Home with Vineyard, Pool & Seamless Flow Just Minutes from Montignac



## INFORMATION

Town:	Aubas
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	178 m <sup>2</sup>
Plot Size:	5803 m <sup>2</sup>



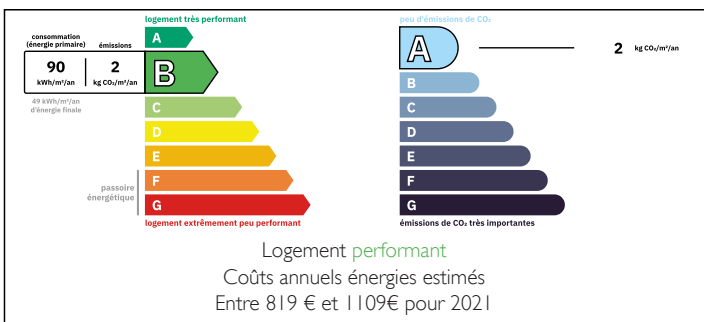
## IN BRIEF

This architect-designed home in the peaceful village of Aubas blends classic Périgourdine charm with modern ease.

Just a few minutes from Montignac-Lascaux, it offers 178 m<sup>2</sup> of beautifully flowing living space, a hobby vineyard (250 vines), pool, and fully fenced landscaped grounds with dual access and a rare DPE B energy rating.

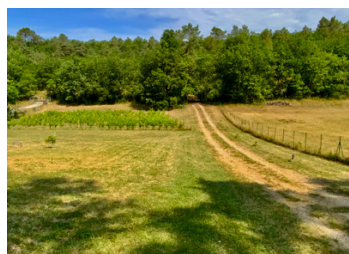
Finished in 2016, the home sits on a private plot of 5803 m<sup>2</sup> with two gated entrances, a double garage, and generous parking. Inside, you'll find light-filled rooms, 4 bedrooms, open-plan living, reversible air conditioning, and full double glazing. The ground floor is prepped for underfloor heating, and comfort has been considered at every turn—from the internal garage access to electric shutters and a walk-in utility room.

## 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

### Ground Floor – Where Light Meets Layout

Step through the front door into a bright open hall – the heart of the home – with a solid wood staircase to one side and mirrored built-in storage that adds both function and finesse. This central space flows seamlessly:

To the left, you'll find a ground-floor bedroom (14.4 m<sup>2</sup>) with direct outdoor access, a spacious bathroom (6.8 m<sup>2</sup>), and separate WC (3.1 m<sup>2</sup>) tucked behind a discreet hallway with sliding cupboards (5.8 m<sup>2</sup>)

Straight ahead, the hall opens into a stylish kitchen (26.2 m<sup>2</sup>) with modern cabinetry, large windows, and patio doors leading to the rear terrace

To the right, a generous living/dining room (35 m<sup>2</sup>) awaits, complete with a freestanding wood burner, air conditioning, and more double doors to the garden

Every room is bathed in natural light and laid out to offer effortless movement and connection between indoor and outdoor living spaces.

### Upstairs – Bright Bedrooms & Balcony Charm

At the top of the staircase, a spacious landing (12.7 m<sup>2</sup>) leads to:

A modern shower room (7.5 m<sup>2</sup>)

Three bedrooms: approx. 14 m<sup>2</sup>, 16 m<sup>2</sup>, and 6 m<sup>2</sup> – ideal for guests, family or flexible home use

One of the bedrooms features direct access to a private balcony overlooking the lush rear garden

### Sous-Sol – Practical Meets Potential

The basement level (accessed externally) includes four interconnecting rooms:

A utility space housing the hot water balloon and gas cylinders for cooking

A hobbyist wine storage room – the perfect barrel corner

A general storage room

A room revealing reinforced foundations –...

## LOCAL TAXES

Taxe foncière:

1508 EUR

## NOTES