

Stone Home with Pool & Gîte Potential on 1-Hectare Grounds — Périgord Noir



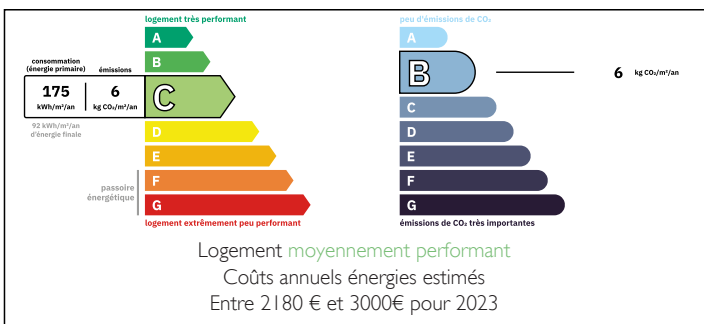
INFORMATION

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|-------------|---------------------|
| Town: | Salignac-Eyvigues |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 190 m ² |
| Plot Size: | 9913 m ² |

IN BRIEF

In the heart of the Périgord Noir lies a fully remodelled stone property that blends modern comfort with French country charm. Architect-planned renovations have created a turnkey 4-bedroom, 2-bath home with pool, panoramic views, and nearly one hectare of private land. With outbuildings and garage space offering gîte potential, this is a tranquil yet well-connected Dordogne retreat.

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 is not just a house — it's a lifestyle. Renovated to a high standard and ready to enjoy from day one, the property balances old-stone charm with modern comfort. Spacious, light-filled interiors and landscaped grounds create the perfect setting, whether as a full-time residence, a family holiday home, or a boutique rental venture. Peaceful and private, yet with excellent access to the region's most iconic towns, markets, and heritage sites, this Dordogne gem is ready for its next chapter.

Ground floor

Welcoming lobby/sitting area (35.6 m²) with stone fireplace and stairway to the upper floor

Contemporary kitchen/dining room (22.2 m²) with fitted cabinets, induction hob, extractor, and utility (3.3 m²)

Guest WC (2.4 m²)

Spacious master bedroom (24.2 m²) with French doors to the garden, ensuite shower room (6.3 m²)

First floor

Large, light-filled landing (43 m²), ideal as a family room or study area

Shower room with WC (6 m²)

Bedroom 2 (25.6 m²) with vaulted ceiling and exposed beams

Bedrooms 3 & 4 (13.2 m² and 7 m²)

Lower level / Sous-sol

Two storage rooms (27.4 m² and 14 m²), plus a summer kitchen (12 m²)

Upper room (31.8 m²) with WC (1.6 m²) — easily convertible into a guest annex

Additional attic/workshop (30 m², ground floor + mezzanine)

Adjoining garage with water points (52.3 m²)

Grounds & Exteriors

Nearly 1 hectare (9,913 m²) of landscaped, enclosed land with panoramic countryside views

In-ground salt-water pool with new liner, pump, and filtration

LOCAL TAXES

Taxe foncière:

1384 EUR

NOTES