

Village house 3 bedrooms, 2 bathrooms, open plan kitchen, living room, barn, gardens parking. and pool



INFORMATION

Town:	La Jemaye-Ponteyraud
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	1481 m2

IN BRIEF

Beautifully presented three-bedroom home situated on the edge of a charming village, enjoying open countryside views and direct access to idyllic walking trails via a private gate from the garden.

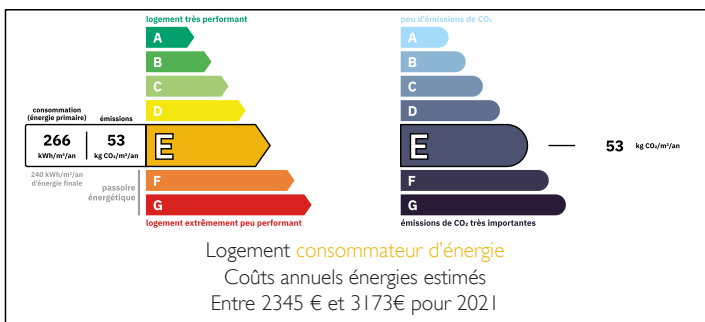
The attractive garden features a traditional stone well, which remains fully functional and provides a water source for gardening. Although attached to the neighbouring property by a substantial barn, the house enjoys the feel and privacy of a detached home while benefiting from the barn's excellent storage.

Just a 10-minute drive away, the stunning La Jemaye Natural Park offers a beautiful lake, sandy beaches, and a selection of restaurants, making it the perfect destination for relaxing days outdoors.

The vibrant village of Vanxains, with its bakery, post office, and hairdresser, is only five minutes away by car, while the lively market town of Ribérac, renowned for its weekly market and extensive...



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.



DESCRIPTION

Entering the property through the bright, welcoming hallway, you arrive at the downstairs WC. Further along is the shower room/utility room (7 m²). Adjacent to this sits the ground-floor bedroom (14 m²), fitted with wall-to-wall wardrobes.

The heart of the home is the impressive open-plan kitchen/living/dining room (42 m²), featuring a lovely stone fireplace with woodburner—perfect for cosy evenings. The kitchen is well equipped with fitted units, generous worktop space and an attractive corner feature extractor. Both the kitchen and lounge open directly onto the garden.

Upstairs, a spacious landing (12 m²) with Velux windows creates an ideal reading nook. This level also offers a beautiful, generously sized bathroom (13 m²) with bath, shower and WC, plus a second bedroom (16 m²).

A few feature steps lead up to a second lounge (17 m²), filled with natural light from the Velux window, which in turn opens into the third large bedroom (15 m²) showcasing original beams. This entire upper level lends itself perfectly to use as a guest suite.

The substantial barn (60 m²) provides ample space to house a motorhome, with convenient access from the road. Within the barn is a garage and a cool storage room (10 m²)—ideal for vegetables, preserves and wine.

The garden includes an above-ground pool with its own pump house for easy maintenance, as well as a fully functioning well, ideal for watering plants and vegetables.

A long driveway, enclosed by a wooden gate, offers secure off-road parking.

The beautiful natural park of La Jemaye...

LOCAL TAXES

Taxe foncière: 978 EUR

NOTES