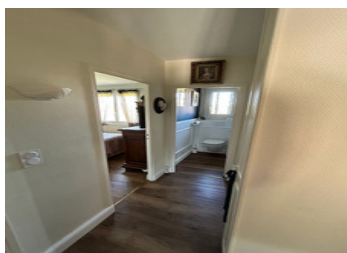


Traditional Périgord Home with Pool and Countryside Views in Lalinde

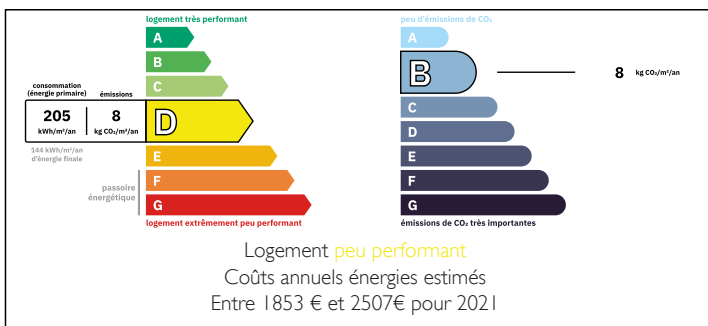


INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	1999 m2



ENERGY - DPE



IN BRIEF

On the heights of Lalinde, discover this elegant 1970s Périgord-style home with a swimming pool, offering open views over the surrounding countryside.

The property features 5 bedrooms and a spacious, light-filled living area with a fully equipped kitchen, enhanced by a beautiful wood-burning insert and complemented by an air-to-water heat pump for optimal comfort and energy efficiency. Two ground-floor bedrooms with a bathroom and separate WC allow for easy single-level living, along with a study and a dressing room. Upstairs, a lovely open space leads to an additional bedroom with shower room and WC.

The large basement accommodates two cars and a trailer, and also includes a workshop, wood storage area, laundry room, and a generous summer kitchen with WC.

Outside, the enclosed garden, planted with various fruit trees, surrounds a heated chlorine swimming

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

Perfect as a spacious family home or a delightful holiday retreat in the heart of the Périgord, this elegant South/South-East facing property offers generous volumes, comfort and a relaxed lifestyle in a peaceful setting.

From the moment you arrive, the 30 m² terrace with electric awning invites you to enjoy long sunny days and opens into a bright, fully equipped kitchen. This welcoming space flows into a superb L-shaped living area of approximately 60 m² with central island. The cosy lounge, featuring a powerful 35 kW wood-burning insert, promises warm winter evenings, while the dining area is ideal for entertaining family and friends.

The ground floor offers two bedrooms of 12 m², a family bathroom of around 7 m², and two additional rooms of 8 m² and 10 m², perfect as children's bedrooms, a home office or dressing room.

Upstairs, a generous 65 m² space includes a 15 m² bedroom, a bathroom, a WC and a large open area that can be adapted to your needs: games room, dormitory, reading lounge or relaxation space. All windows are fitted with mosquito screens for added comfort.

The full basement, matching the footprint of the house, provides a 45 m² garage for two vehicles and a trailer, a 30 m² summer kitchen with WC (ideal for conversion into an independent studio with direct garden access), a 15 m² workshop, a 22 m² laundry room and a 35 m² storage area for wood and bicycles. Heating is provided by three systems—air-to-water heat...

LOCAL TAXES

Taxe foncière: 1700 EUR

NOTES