

Architect designed property with open views, an exceptional natural setting, swimming pool, and strong potenti

EXCLUSIVE



INFORMATION

Town:	La Dornac
Department:	Dordogne
Bed:	9
Bath:	4
Floor:	308 m2
Plot Size:	6385 m2

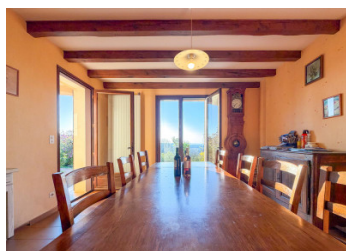
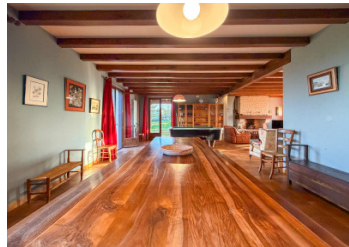
IN BRIEF

In the heart of the Périgord Noir, in La Dornac, this architect-designed property of over 300 m² is set in a privileged natural environment, just 10 minutes from Terrasson-Lavilledieu and within easy reach of Brive, Sarlat, and Montignac.

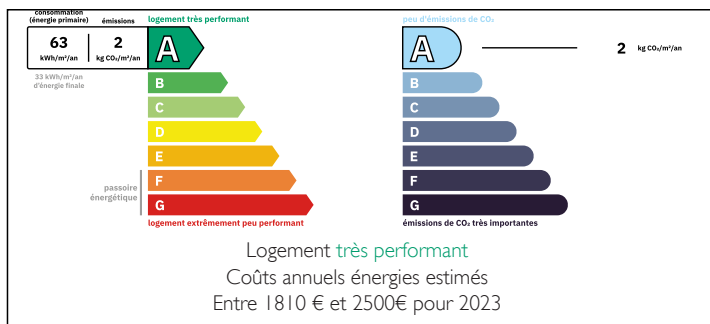
In a dominant position, it enjoys panoramic views over the valleys, in complete peace and without any overlooking neighbors.

Built in 1987 to high construction standards, it offers generous volumes with a vast east-west through living and dining room of over 70 m², filled with natural light and opening directly onto two terraces and the 8x4 swimming pool.

The night area features 9 bedrooms spread over two levels, including 4 on the ground floor, offering rare and very comfortable accommodation capacity.

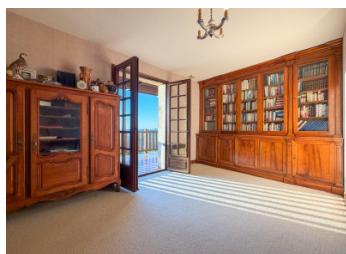


ENERGY - DPE



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

Built in 1987 to high construction standards, this home offers approximately 300 m² of living space with generous and perfectly balanced volumes:

Ground floor:

A magnificent reception / dining room with east-west exposure (exposed beams & fireplace), opening directly onto two terraces and the 8x4 swimming pool

A kitchen with dining area (fireplace) opening onto the west-facing terrace

4 bedrooms (12 to 14 m²)

1 bathroom

1 shower room

2 toilets

First floor:

5 bedrooms

2 shower rooms

2 toilets

1 attic space that can be converted into a leisure room or additional bedroom

Basement:

1 laundry room

2 garages

1 technical/storage area

Utility space (hot water tank, water softener, heat pump system)

High-performance wine cellar for optimal wine preservation

1 games room (potential gym or additional leisure space)

Technical features:

Modern systems including an air-to-water heat pump for the ground floor and electric heating upstairs

Mains drainage

Fibre optic internet, smart meter (Linky)

LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES