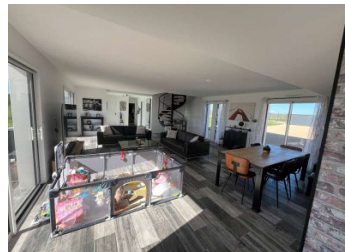


## Luxury contemporary villa with a guest house



## INFORMATION

Town:	Léguillac-de-l'Auche
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	179 m2
Plot Size:	3454 m2



## IN BRIEF

Discover this stunning contemporary villa with spacious rooms, perfectly designed to combine comfort and modernity.

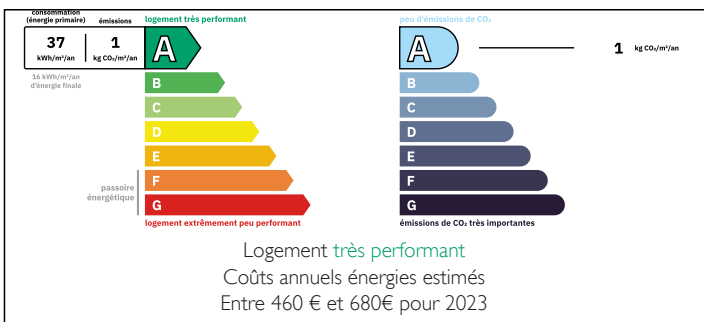
As soon as you enter, you'll be charmed by a spacious, light-filled living area that offers a welcoming space with large windows opening onto the outdoors. The home features 5 bedrooms, including a beautiful master suite, as well as a functional bathroom.

Outside, enjoy a lovely garden, perfect for relaxing with family or friends. Two garages complete this property, offering plenty of storage space.

An outbuilding is a real bonus, ideal for a business venture, a guest house, or a recreational space.

A rare find, combining spaciousness, natural light, and high-quality features.

## 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

Ideally located in a quiet neighborhood yet close to amenities, this contemporary home of approximately 180 m<sup>2</sup> offers spacious rooms and modern amenities, featuring high-quality finishes.

As soon as you enter, you'll find a spacious, bright living area featuring an open kitchen of approximately 20 m<sup>2</sup>, equipped with high-end appliances, which opens onto a living/dining room of approximately 50 m<sup>2</sup>, creating a warm and elegant living space. A large pantry, laundry room, and a walk-in closet with a guest bathroom and hand-washing basin complete this functional space.

The house features 5 bedrooms, including:

4 bedrooms on the ground floor with built-in closets and a bathroom with a shower and toilet

Upstairs: a magnificent master suite of approximately 50 m<sup>2</sup> with a walk-in closet, a shower room, and a toilet—a truly private space.

Outside, an outbuilding with a water supply for a toilet offers a variety of possibilities: pool house, guesthouse, separate office, or workspace. Exceptional unobstructed views

Amenities:

Two tiled garages with electric doors

Charging stations for 2 electric cars

Electric roller shutters

Latest-generation heat pump heating

High-end kitchen and appliances

Enclosed property with electric gate

Land suitable for a pool

## NOTES