

Large Perigord Family Home with Swimming Pool and Landscaped Park

EXCLUSIVE



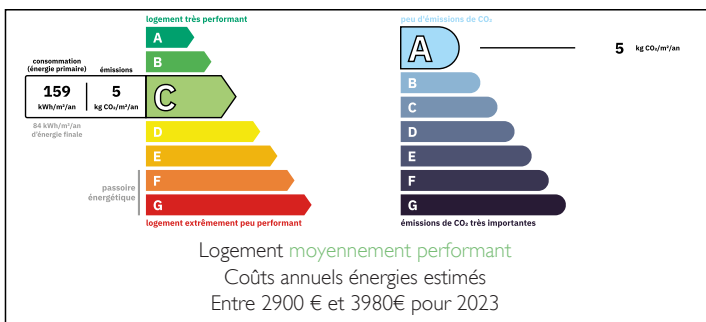
INFORMATION

Town:	Négrondes
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	265 m ²
Plot Size:	4200 m ²

IN BRIEF

Nestled in the heart of the Green Périgord, in a charming village on the famous Pilgrims' Way to Santiago de Compostela, this beautifully renovated 265 m² home offers generous living space on a fully enclosed and landscaped 4,260 m² plot. The accommodation includes a spacious open-plan living area with lounge, fireplace, dining room and office, a fully equipped kitchen, a ground-floor master suite, four additional bedrooms upstairs, several bathrooms and shower rooms, plus a full basement with garage, workshop and electric vehicle charging point. Outside, enjoy a saltwater swimming pool with telescopic cover, solar panels, fibre-optic internet and mains drainage. Numerous recent improvements remain covered by a ten-year structural warranty. An outstanding property, ideal as a spacious family home or for a bed and breakfast business.

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.



LOCAL TAXES

Taxe foncière: 1865 EUR

NOTES

DESCRIPTION

Beautifully Renovated Family Home with Swimming Pool and Landscaped Grounds - Green Périgord

Set in a peaceful and leafy environment, this beautifully renovated property offers generous living spaces and an exceptional level of comfort. Standing on a fully enclosed plot with three separate access points, it enjoys a convenient location just 500 metres from the railway station, within walking distance of the village bakery, grocery shop, restaurant and primary school, and only 4 km from all everyday amenities.

Enjoy Exceptional Outdoor Living

The landscaped grounds feature a saltwater swimming pool with telescopic enclosure, two timber chalets (one for the pool equipment and one for garden storage), as well as a variety of fruit trees and remarkable species including a cedar, camphor tree, lime tree and truffle oak. A private and tranquil setting, ideal for relaxing and entertaining.

The property also benefits from solar panels (3 kW feeding back to the grid and 2 kW for self-consumption), an electric vehicle charging point, and mains drainage.

Extensive Recent Renovation

Major renovation works have recently been completed and remain covered by a ten-year structural warranty, including the roof, insulation, exterior rendering, pool enclosure and filtration system.

Additional quality features include:

PVC double-glazed windows

Electric roller shutters

Solid oak flooring

Cellulose insulation

Electric inertia radiators with three-zone