

Striking architect-designed property with breathtaking panoramic valley views, independent guest accommodation



INFORMATION

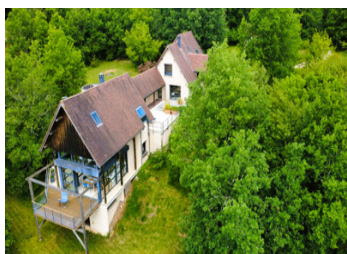
Town:	Rouffignac-Saint-Cernin-de-Railhac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	210 m2
Plot Size:	10114 m2

IN BRIEF

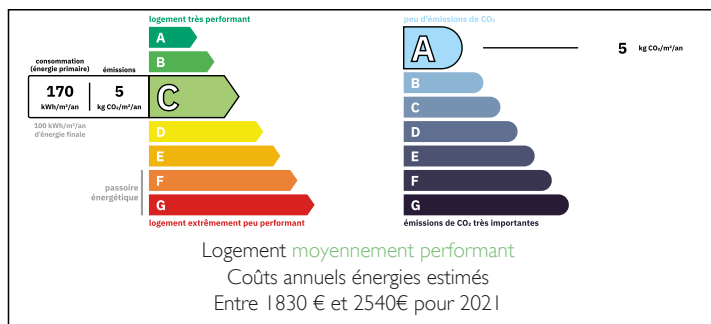
In the heart of the Périgord Noir, this remarkable contemporary property offers a rare blend of architecture, comfort and natural beauty. Set in an elevated position on over one hectare of land, it enjoys breathtaking views across the surrounding countryside.

Designed to maximise natural light and stunning vistas, the property features generous living spaces opening seamlessly onto the outdoors through extensive glazing and a superb panoramic terrace. The main residence provides an elegant and functional living environment with two bedrooms and a spacious dressing room.

A second independent dwelling offers two en-suite guest suites, making it ideal for welcoming family and friends or developing a high-end hospitality business. An additional independent workspace completes the property and can easily accommodate a variety of



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

Set within an exceptional natural environment in the heart of the Périgord Noir, this contemporary property offers a rare lifestyle where architecture, light and landscape blend seamlessly together. Occupying an elevated position on approximately one hectare of land, it enjoys breathtaking views over the surrounding countryside while offering peace, privacy and easy access to local amenities just a few minutes away.

Thoughtfully designed to harmonise with its surroundings, the property is distinguished by its elegant lines, generous proportions and expansive glazing that bring the outdoors in. A striking mezzanine level (20 m²), currently serving as both an entrance hall and office space, overlooks the bright and spacious open-plan living area (38 m²) comprising a lounge and fully equipped kitchen. Floor-to-ceiling windows frame uninterrupted views of the rolling Périgord landscape, creating a constant connection with nature. Extending naturally from the living space, the panoramic terrace provides the perfect setting for entertaining guests, sharing family moments or simply enjoying the tranquillity of the countryside.

Built in 2007 by highly regarded local craftsmen using quality materials throughout, the property successfully combines contemporary design with excellent energy performance. Eco-friendly insulation, premium aluminium joinery, underfloor heating powered by a geothermal heat pump system and a stylish designer wood-burning stove ensure outstanding comfort all year round.

The property is arranged around two separate dwellings connected by an elegant covered walkway, offering both independence and cohesion.

The main residence provides a warm and refined living environment with two comfortable bedrooms (about 13 m² each),...

LOCAL TAXES

Taxe foncière: **2169 EUR**

NOTES