

## Character Property with Two Independent Homes, Swimming Pool and Double Garage



EXCLUSIVE

## INFORMATION

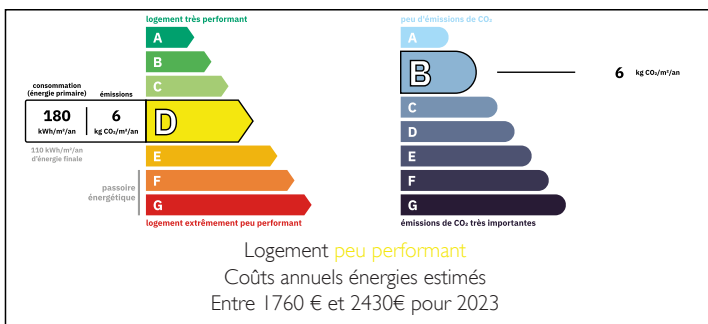
Town:	Sadillac
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	220 m <sup>2</sup>
Plot Size:	4587 m <sup>2</sup>

## IN BRIEF

Rare opportunity in the Dordogne! Two independent single-storey homes offering a total of 220 m<sup>2</sup> of living space on 4,587 m<sup>2</sup> of landscaped grounds. Each property includes 3 bedrooms, an open-plan living area, fitted kitchen, shower room and private outdoor space. Swimming pool, double garage, carport and covered terraces. Peaceful countryside location just 15 minutes from Bergerac and 13 minutes from the airport. Ideal for extended family living, holiday rentals or investment.



## 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

Nestled in the heart of the beautiful Périgord countryside, just 15 minutes from Bergerac, 14 minutes from Eymet and only 13 minutes from Bergerac Dordogne Périgord Airport, this rare property offers two fully independent single-storey homes with a combined living space of approximately 220 m<sup>2</sup>, set on a landscaped plot of 4,587 m<sup>2</sup>.

Each house provides around 110 m<sup>2</sup> of living accommodation and benefits from its own private outdoor space, making this an ideal opportunity for multi-generational living, holiday rentals, guest accommodation, or simply hosting family and friends while maintaining complete independence.

Both properties feature a bright open-plan living area with a fully fitted kitchen, three bedrooms, a shower room and a separate WC. The homes are presented in excellent condition and have been meticulously maintained.

Outside, the grounds are fully enclosed and beautifully landscaped, offering plenty of space to enjoy the peaceful rural surroundings. A swimming pool, covered terraces, a 72 m<sup>2</sup> double garage and a carport complete the property.

The homes benefit from double glazing, electric heating and individual drainage systems. Recent diagnostics confirm no electrical defects, no evidence of termites and an energy rating of D for both properties.

This turnkey property is perfectly suited to buyers seeking a peaceful lifestyle, a family compound, a tourism-based business opportunity or a quality investment in one of the most desirable areas of the Dordogne.

### Key Features

Two fully independent detached houses

Approx. 220 m<sup>2</sup> total living space

## LOCAL TAXES

**Taxe foncière: 1810 EUR**

## NOTES