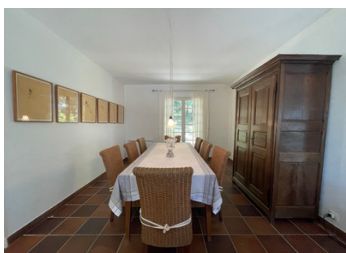


Green Perigord : Charming Countryside (5 bedrooms) Villa with Pool and Stunning Views

EXCLUSIVE



INFORMATION

Town:	Saint-Raphaël
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	24000 m2

IN BRIEF

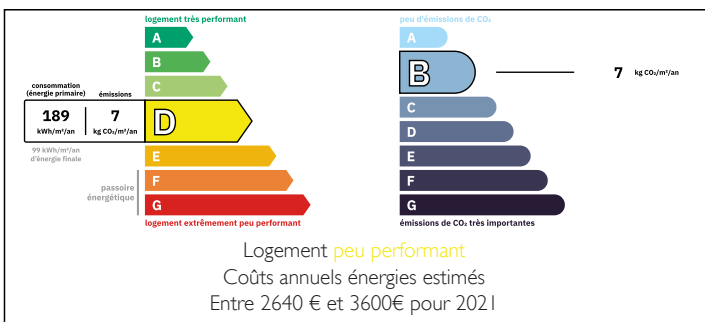
This charming countryside villa offers generous single-level living space, authentic character and wonderful potential as a family home or relaxing French holiday retreat.

The property features a spacious living room with an authentic fireplace, an adjoining dining room, a fully equipped kitchen, five comfortable bedrooms, two bathrooms and a practical storage room — all conveniently arranged on the ground floor.

Outside, a large sunny terrace overlooks the beautiful swimming pool and enjoys magnificent views across the surrounding countryside, creating the perfect setting for outdoor dining, entertaining or simply relaxing in peace and privacy.

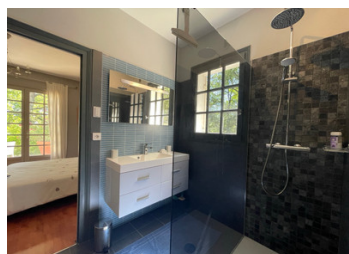
With its spacious layout, traditional charm and idyllic setting, this villa is an excellent opportunity for buyers looking for comfort, character and the French country lifestyle.

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 a partially enclosed garden of approximately 2.4 hectares, this charming country property offers a wonderful sense of privacy and tranquillity. Surrounded by mature trees and open green spaces, the house enjoys a peaceful rural setting while providing generous living accommodation, ideal as a family home, holiday residence or countryside retreat.

The property is arranged mainly on one level, offering comfortable and practical living throughout. An inviting entrance hall opens into a bright and spacious 41 m² living room, complete with a character fireplace and direct access to a large terrace. This outdoor area is perfect for al fresco dining, relaxing in the sun or entertaining family and friends while enjoying views over the garden and surrounding countryside.

At the heart of the home, a well-equipped 17 m² kitchen is conveniently positioned between the living room and the 13 m² dining area, creating an easy and sociable flow between the main living spaces.

From the entrance hall, there are three comfortable bedrooms measuring approximately 12 m², 14 m² and 14 m², along with a family bathroom of 5.7 m². On the opposite side of the living room, a separate sleeping area offers two further bedrooms of approximately 14.5 m² and 12.5 m², together with a shower room and separate toilet. This layout is particularly well suited for hosting guests or accommodating a large family while maintaining privacy for everyone.

Outside, the generous grounds provide plenty of space to enjoy the peaceful surroundings. The mature garden, large terrace...

LOCAL TAXES

Taxe foncière: 1256 EUR

Taxe habitation: 1210 EUR

NOTES