

In Dordogne, discover this high-performance architect-designed property nestled in the heart of the Périgord.



INFORMATION

Town:	Sergeac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	193 m2
Plot Size:	18585 m2



IN BRIEF

At the heart of an unspoilt natural setting, this contemporary single-storey villa, built in 2015, offers a truly rare living experience: modern architecture seamlessly integrated into its surroundings.

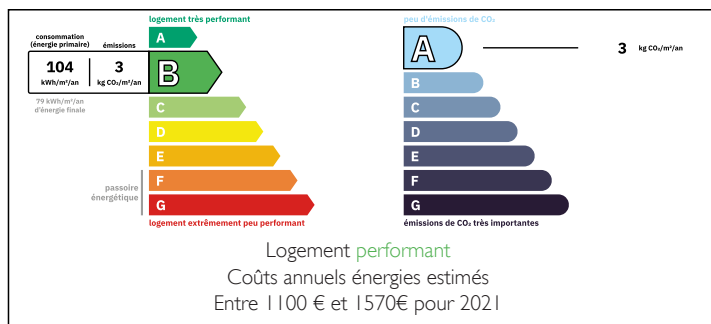


Set within more than 2 hectares of natural landscape and surrounded by lush vegetation, the property offers an exceptional sense of privacy and freedom. Its architecture, extensively open to the outdoors, places a strong emphasis on generous volumes, thermal comfort, natural light and uninterrupted views over the surrounding countryside.



The villa offers a total of 190 sqm of living space, with a spacious 95 sqm living room forming the heart of the home. The master suite features a walk-in dressing room and direct access to the terrace.

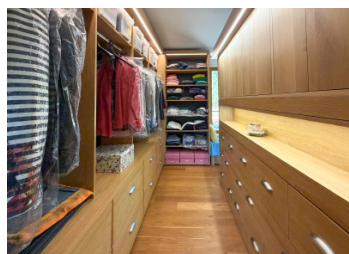
ENERGY - DPE



Outside, an exceptional terrace of 170 sqm extends

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

CONTEMPORARY HOUSE – KEY FEATURES

Construction: 2014/2015

Timber-frame construction

Main living area: approximately 193 sqm

Land: approximately 2 hectares

Natural, wooded surroundings

Contemporary architecture seamlessly integrated into its environment

Extensive exposure to and views over the surrounding nature

Flat roof

Outdoor terrace: approximately 170 sqm, with an outdoor kitchen

Douglas fir timber decking

Open-sided covered garage

Parking: 2 cars + 1 motorbike + 1 quad bike

Wood storage area

LOCAL TAXES

Taxe foncière: 1405 EUR

NOTES

MAIN LEVEL – LAYOUT

Ceiling height: approximately 2.50 to 2.90 m

Entrance hall / corridor: approximately 9 sqm

Utility room / laundry room: approximately 14 sqm
(Washing machine, dishwasher, tumble dryer, hand basin)

Bedroom 1: approximately 12 sqm

Built-in storage: 2.80 × 0.70 m

200-litre hot water cylinder

Shower room: approximately 5 sqm
(Single washbasin, WC, walk-in shower: 120 × 80 cm)

Living room: approximately 96 sqm
(Ceiling height: approximately 2.60 to 2.90 m)