

Detached stone farmhouse within a co-property with lovely grounds. Swimming pool with brand new pool liner !

EXCLUSIVE



INFORMATION

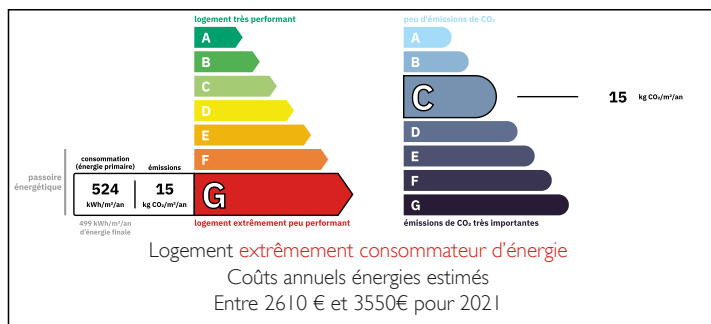
Town:	Vendôire
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	8298 m2

IN BRIEF

Lovely detached stone house in a co-property of 5 houses, with a large communal pool, gardens and gorgeous open views set in a calm and tranquil environment. Situated just outside the village of Vendôire, and just a 10/15 minute drive from Villebois Lavalette and Mareuil. The nearest larger town is Ribérac with shops, supermarkets and a Friday morning market is 20km away and the city of Angoulême is 30km from the property, where you have high speed trains to Paris and Bordeaux.



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

GROUND FLOOR

A large 36 m² fitted kitchen/dining room with door to a large terrace with open views

Hallway of 13 m²

Sitting room of 32 m² with fireplace and wood-burning stove

Bedroom of 13 m²

2 small shower rooms with WCs

1st FLOOR

A large landing leading to 2 bedrooms of 20 and 23 m².

A 4th small 10 m² bedroom.

A charming house with exposed stone and beams. Terra-cotta tiled floors and wooden floors.

EXTERIOR

24 m² garage leading to 30 m² cellar.

Large terrace.

Communal swimming pool with the four other houses (new liner May 2025).

The grounds for all 5 properties is 8,298 m² in total
Annual charges about €2 000

Vendoire is central to 4 airports:

Bergerac 80km

Limoges 100 km

Bordeaux 125 km

Poitiers 147 km

LOCAL TAXES

Taxe foncière: 1157 EUR

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>