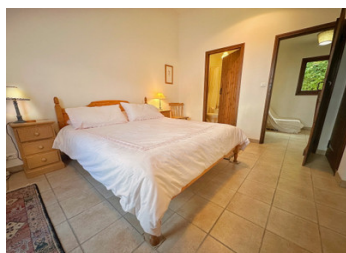


Charming 95 m Holiday Cottage with Panoramic Views, Pool & Tennis Court, Just 10 Minutes from Ribérac



INFORMATION

Town:	Vanxains
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	10140 m2



IN BRIEF

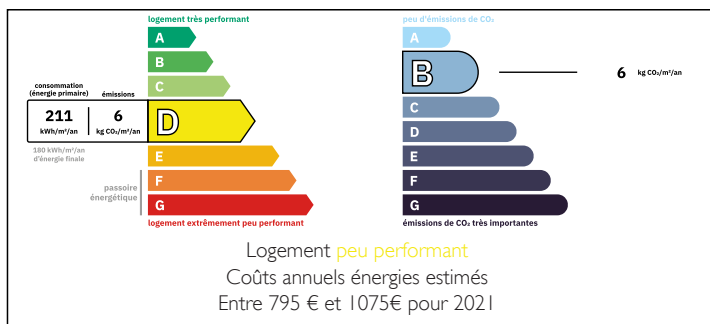
****A Unique Property with Spectacular Views in the Dordogne****

Located just 8 km from the vibrant market town of Ribérac and 12 km from the charming village of Aubeterre-sur-Dronne, recognized as one of France's most beautiful villages, this exceptional property offers the perfect blend of tranquility and convenience.

Part of an exclusive complex of six properties set on a sprawling 10,000m² of land, each residence enjoys open views and access to shared amenities, including a swimming pool and tennis court.

The property has been meticulously maintained, featuring a newly installed roof and a septic tank that meets current regulations. With an annual maintenance cost of only €190 per month, the grounds, pool, and tennis court are always in pristine

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.



LOCAL TAXES

Taxe foncière: 630 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set on a hilltop with sweeping views of the rolling countryside near Ribérac, this delightful 95 m² holiday cottage is part of a small complex of six gîtes, nestled within 10,140 m² of landscaped grounds. With a large saltwater swimming pool and tennis court, it offers a peaceful setting with excellent leisure facilities.

The property comprises:

Ground floor:

Spacious living room (53 m²) with wood-burning stove and two sets of double patio doors leading onto a terrace with a pergola (3.5 x 4.8 m), perfect for outdoor dining.

Dining room (2.8 x 4 m) with large glass doors opening onto a garden featuring a magnificent mature lime tree.

Fitted kitchen (2.2 x 2.7 m) with ample storage and appliances.

Master bedroom (3.9 x 4 m) with two built-in wardrobes and double patio doors opening to the exterior.

En-suite bathroom with WC (1.7 x 2.4 m)

Separate shower room (1.4 x 2.4 m)

First floor:

Two bedrooms (2.5 x 3.9 m) – ideal for children or guests.

Additional features:

Wood burning stoves

Double glazing throughout