

Spacious 7-bed, 7-bath stone house in peaceful Dordogne, near amenities – perfect for family living.



INFORMATION

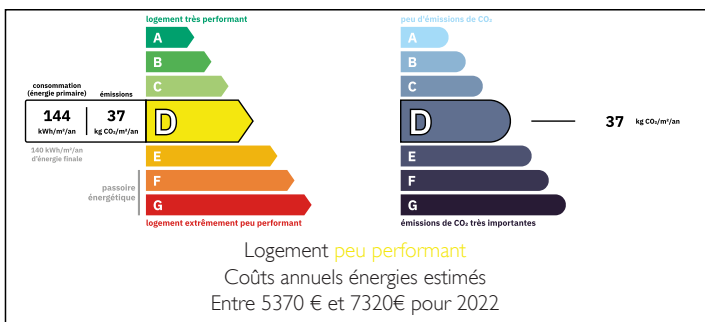
Town:	Pellegrue
Department:	Gironde
Bed:	7
Bath:	7
Floor:	309 m2
Plot Size:	1562 m2



IN BRIEF

Stunning stone house for sale near Bergerac, Dordogne, Southwest France – perfect for international buyers seeking an elegant country home. This beautifully renovated property features 7 spacious en-suite bedrooms, including a master suite with fireplace and balcony access, ideal for families or boutique B&B use. Enjoy a vast 75m² lounge with floor-to-ceiling windows overlooking large, landscaped gardens and a sparkling swimming pool. The well-equipped 23m² kitchen opens onto a generous salon, ideal for entertaining. Throughout the home, a mix of wooden and tiled floors enhances the warm, authentic character. Set in a peaceful location with easy access to Bergerac airport and local amenities, this home offers the perfect blend of traditional charm and modern comfort for those relocating or investing in Southwest France.

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 habitation: EUR

NOTES

DESCRIPTION

Charming Stone House with 7 En-Suite Bedrooms, Swimming Pool & Stunning Reception Rooms – Dordogne Countryside

Nestled in the heart of the Dordogne countryside, this beautifully renovated 18th-century stone house combines timeless French character with modern comfort. Boasting seven spacious bedrooms, each with its own en-suite bathroom, a stunning living room, and a large garden with a swimming pool, this property is ideal as a luxurious family home, a high-end holiday rental, or a charming boutique B&B.

As you enter through the grand entrance hall, you're greeted by high ceilings, traditional stone walls, and an immediate sense of space and elegance. This character continues throughout the home, where original features such as exposed beams and stonework blend beautifully with contemporary finishes.

At the heart of the home is a spectacular lounge (approx: 75 m²), bathed in natural light thanks to its floor-to-ceiling windows overlooking the garden. This spacious and inviting room also features a striking fireplace, perfect for cosy evenings and stylish entertaining.

The kitchen, full of character and well-equipped (approx: 23 m²), leads directly into the main living area, making it an ideal space for both relaxed family living and hosting guests.

The property has been thoughtfully arranged to offer both privacy and flexibility, with three bedrooms located on the ground floor and four on the first floor. Each bedroom includes its own private en-suite bathroom with WC.

Ground-floor Bedroom 1 is an ideal guest suite (approx: 15 m²), with an en-suite shower room and WC (approx: 3.5 m²).