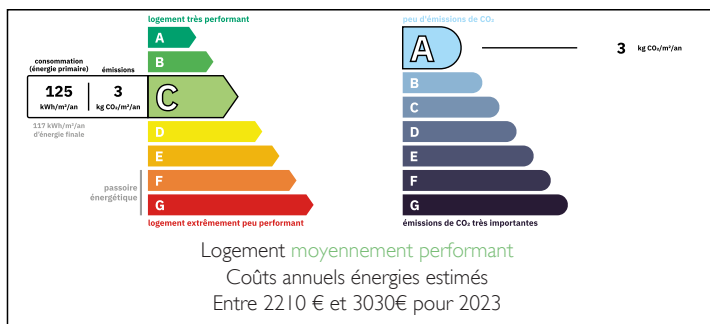


Romantic Countryside Retreat - Relaxed lifestyle - Bright Character home – Garden, Swimming pool



ENERGY - DPE



INFORMATION

Town:	Saint-Pompont
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	325 m2
Plot Size:	3550 m2

IN BRIEF

Are you planning to create a holiday rental business or looking to purchase a large property to host family and friends in the heart of the Périgord Noir?

This beautiful and spacious 325 m² stone property, ideally located in the Périgord countryside and close to amenities, could be just what you're looking for...

Nestled in a peaceful natural setting, this fully renovated home blends modern comfort with authentic charm. It offers high-end features such as high ceilings, generous volumes, abundant natural light, and breathtaking panoramic views over the valley.

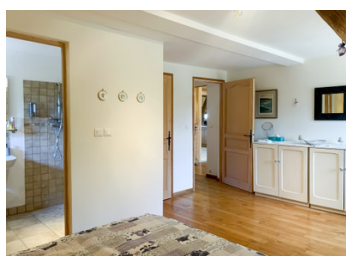
Built on a lovely plot with landscaped garden and swimming pool.

Upper Floor:

Open-plan kitchen, reception space with direct

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

Are you planning to create a holiday rental business or looking to purchase a large property to host family and friends in the heart of the Périgord Noir?

This beautiful and spacious 325 m² property, ideally located in the peaceful Périgord countryside and close to local amenities, could be just what you're looking for...

Surrounded by nature and tranquillity, the house has been fully renovated to combine modern comfort with authentic charm.

It offers high-end features, including a stunning 75 m² cathedral-ceiling reception area, generous volumes, abundant natural light, and breathtaking panoramic views over the valley.

From the main living area, there is direct access to a large south-facing terrace, overlooking the pool—ideal for relaxing or entertaining.

Two of the bedrooms benefit from private en-suite shower rooms.

The garden level currently functions as a self-contained apartment with access to a covered terrace and the garden, though part of this level could easily be converted into a home cinema, fitness room, or other functional spaces depending on your needs.

In terms of energy efficiency and comfort, the property offers excellent features: double-glazed windows, insulated roof, wood-pellet heating system, and a thermodynamic water heater.

Layout:

Upper Floor:

Open-plan kitchen and reception area: 75 m²

Bedroom 1 (en-suite): 24 m²

Bedroom 2 (en-suite): 22 m²

Bedroom 3: 15 m²

LOCAL TAXES

Taxe habitation: EUR

NOTES