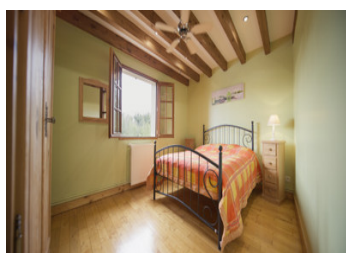
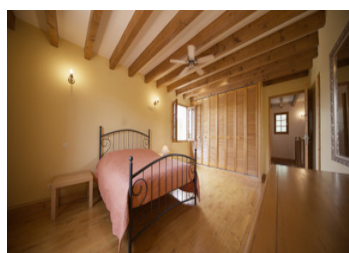


Stylish country living on the Dordogne/Charente border- pool, privacy & perfect for all-year comfort



INFORMATION

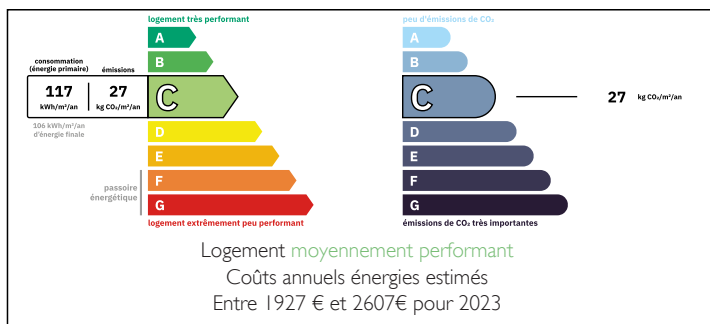
Town:	Vanxains
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	78.7 m2
Plot Size:	2348 m2



IN BRIEF

Immaculate 3-bedroom home with private pool, detached storage cabin and a beautifully maintained garden, set in a peaceful rural location on the Dordogne/Charente border. Light-filled and stylishly presented throughout, this move-in ready property offers a perfect blend of comfort and elegance- with spacious interiors, modern features, and inviting outdoor spaces. Ideal as a family home or holiday retreat, it also benefits from proximity to local villages, essential amenities, and the popular riverside town of Aubeterre-sur-Dronne. Early viewing highly recommended!

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: 1331 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set amidst the tranquil countryside on the Dordogne/Charente border, this beautifully maintained 3-bedroom home offers the perfect blend of rural charm and modern living. Built just over 20 years ago and finished to a high standard, the property sits on over half an acre of enclosed, well-kept grounds- with a pristine swimming pool, a practical outbuilding for storage, and thoughtfully designed outdoor seating areas that follow the sun throughout the day.

Step inside to discover a bright, thoughtfully arranged interior. The ground floor features an inviting entrance hall and hallway, a fully equipped kitchen (9.9 m²) with a practical utility area (4.02 m²) providing access to the covered carport, and a separate dining room (11.39 m²) ideal for family meals or entertaining guests. The spacious living room (22.01 m²) offers a comfortable retreat, with double French doors opening onto a sheltered terrace- an ideal spot for alfresco dining or enjoying your morning coffee.

Upstairs, the spacious master suite (21.94 m²) boasts an en-suite bathroom (4.46 m²), while two further double bedrooms (11.34 m² and 12.02 m²) share a sleek family bathroom (4.72 m²). Comfort is assured year-round with ceiling fans, radiators, double glazing, and quality finishes including chestnut wood flooring.

Outside, the property is equally impressive: the pool features a brand-new liner and lighting, and the roof has been recently renewed- ensuring low maintenance for years to come. The grounds are fully fenced and ideal for both privacy and play, with mature planting, shaded seating areas, and ample space to relax or entertain.

Located within easy reach...