

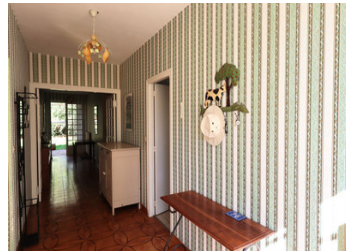
A light spacious family home with separate building, located in the picturesque Périgord Vert.

EXCLUSIVE



INFORMATION

Town:	Villars
Department:	Dordogne
Bed:	7
Bath:	2
Floor:	246 m ²
Plot Size:	913 m ²



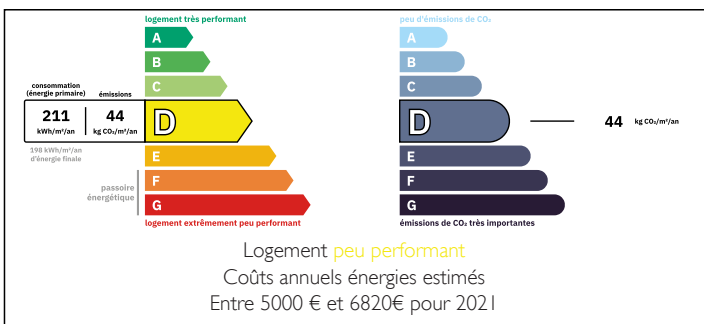
IN BRIEF

Built in the 1970s, this elegant Périgourdine-style residence offers 246 m² of versatile living space across two floors. Currently arranged as seven bedrooms, it features a generous living/dining room, modern kitchen and two family bathrooms. Outside, there is off-street parking plus a manageable garden with fruit trees and a full width covered terrace.

A separate two-storey outbuilding with its own garden presents exciting scope for conversion into guest accommodation, studio or workspace, subject to planning permission.

Set on the edge of a peaceful village within the Périgord Vert, between Brantôme and Thiviers, this property is within easy access to Périgueux, Limoges, Angoulême and Bordeaux. Combining charm, practicality and potential, it is ideal as a family home, holiday retreat or investment opportunity, with a generous and versatile layout that offers wonderful

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

This charming Périgourdine-style residence offers generous and wonderfully adaptable living space across two floors.

A light-filled entrance hall leads to an expansive open-plan sitting and dining room, where tiled floors, a wood-burning stove and French doors create an inviting setting for both relaxed evenings and effortless entertaining. The modern, well-appointed kitchen also opens onto the front terrace and benefits from a practical adjoining pantry.

Three versatile ground-floor rooms, currently arranged as bedrooms, along with a family bathroom and separate WC, provide excellent flexibility for single-level living, guest accommodation, study or a an additional reception room.

Upstairs, four further bedrooms are complemented by a family bathroom and three attic rooms, offering ample storage or potential for future development.

Outdoors, a covered terrace along the width of the house overlooks a mature rear garden. The gated front garden is attractively paved, offering both seating areas and off-road parking.

Across the lane, a substantial two-storey outbuilding with its own garden presents a rare opportunity for conversion into guest accommodation, a studio or workspace, subject to planning consent.

Connected to mains drainage and benefiting from oil-fired central heating, the property is vacant and in good overall condition—ready to be shaped into its next chapter.

Accommodation

Ground Floor

- Open plan sitting & dining room: 51 m²
- Large hallway: 19 m²
- Kitchen: 12 m²
- Pantry: 2 m²

LOCAL TAXES

Taxe foncière: **1 589 EUR**

Taxe habitation: **EUR**

NOTES