

Impeccable 4-bedroom villa with expansive garden and woodland in a peaceful hamlet, 10 mins from Ribérac



INFORMATION

Town:	Bourg-du-Bost
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	305 m2
Plot Size:	11137 m2

IN BRIEF

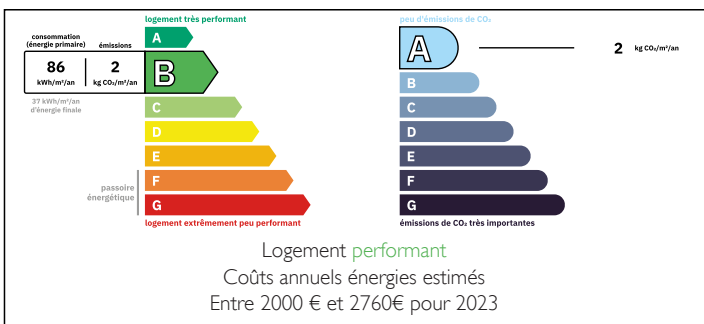
This high-spec architect-designed home is situated just outside the village of Bourg-du-Bost, in the Dordogne. Built in 2009 and designed to impress, it offers modern comfort, artistic flair, and a well-designed layout for everyday ease.

The house boasts an impressive B energy rating, underfloor heating, double glazing, a heat pump, and even a generator for power continuity.

Located just 10 minutes from Ribérac, 35 minutes from Périgueux, and with Angoulême (TGV), Bergerac Airport (1 hour) and Bordeaux Airport (1.5 hours) all within easy reach, this property strikes the perfect balance between calm and connectivity.

Enjoy a spacious, light-filled interior, 9 sliding patio doors, a vast garden, and even a garage/workshop and carport. Whether you're entertaining or relaxing, this property blends beauty with practicality.

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 exceptional 2009 architect-designed home offers a unique blend of artful living and countryside calm. The moment you step through the wide entrance doors, you're welcomed by light, space, and an ambience that feels both contemporary and deeply comforting.

Designed as an L-shaped home centred around a sleek, modern kitchen, the interior has been curated to maximise light, connection to nature, and everyday comfort. Every detail, from the clever lighting placement enhances the architectural features throughout.

Interior:

- Entrance Hall (35.76m²): A striking entry point that sets the tone for the property. Double doors, custom lighting, and visual flow in both directions. The hallway gives access to the kitchen, the stairs to the upper level, and both wings of the house. Storage cupboard under the staircase.

- Kitchen (16.57m²): The heart of the home. Fully fitted with two ovens, an induction hob and separate gas burner, two extractors, ample cupboard space (wood and stainless steel), and a central island with sink and dishwasher. Triple sliding patio doors lead out to the terrace.

- Utility Room (16.57m²): Houses the heat pump, water softener, washing machine, sink, and electric panel (already pre-wired for a future pool). Provides access to the outside of the property and also into the garage/workshop.

- Dining Room & Living Room (54.14m² combined): Open-plan yet divided by a feature wall, which is already pre-installed with a gas pipe, allowing for easy installation of a gas fireplace if desired. Triple sets of sliding patio doors offer indoor-outdoor flow,...

LOCAL TAXES

Taxe foncière: 1568 EUR

Taxe habitation: EUR

NOTES