

## Character property with swimming pool and outbuildings – Pontours, Dordogne (Périgord Pourpre)



## INFORMATION

Town:	Pontours
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	184 m <sup>2</sup>
Plot Size:	5035 m <sup>2</sup>

## IN BRIEF

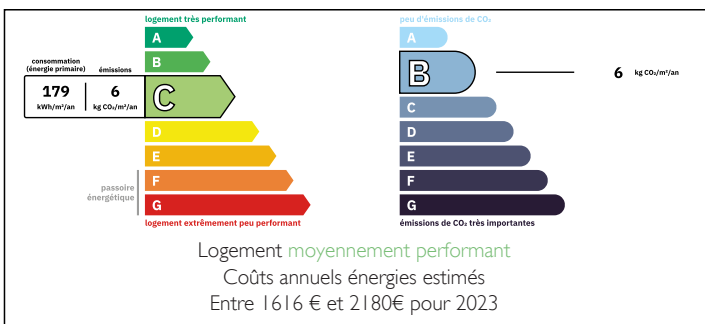
This 184 m<sup>2</sup> property, set on over 5,035 m<sup>2</sup> of land, is nestled in a charming hamlet just five minutes from Lalinde.

As you step inside, you are welcomed by a generous living area, featuring an open-plan kitchen and a cathedral ceiling that fills the space with light and enhances the sense of volume.

Outside, the various spaces invite you to relax by the pool, stroll through the garden dotted with fruit trees, or unleash your creativity in the versatile outbuildings.

With its open views over the countryside, absolute tranquility, and flexible layout, this house is perfect as a primary residence, a holiday home to enjoy every season, a family home, or a charming rental investment.

## ENERGY - DPE



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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

### Guided Tour of the Property:

The ground floor of the main house reveals a generous living area with a cathedral ceiling and an open-plan kitchen flowing into the lounge and dining area. This space is perfect for evenings with family or friends. A charming wood-burning fireplace adds warmth and character, and the living area naturally extends to a veranda and a summer kitchen. A spacious master bedroom with ensuite shower/WC, as well as a separate WC, complete this level.

Upstairs, there are two additional bedrooms and a bathroom with WC, providing comfort and privacy – ideal for family members or guests.

Outside, the property impresses with its 9 x 4 m swimming pool, spacious garden, and fruit trees. A third room of approximately 13 m<sup>2</sup>, accessible from the outside, can easily be converted into an independent studio.

The outbuildings – including a pool house, a shed, a garage, a canopy, and a laundry room – offer numerous possibilities for adaptation to suit your needs and desires. One of them is ideally suited to be converted into a workshop, creative space, or independent office.

## LOCAL TAXES

Taxe foncière: **992 EUR**

Taxe habitation: **EUR**

## NOTES

### Detailed Description

#### Ground floor:

- Living room with open-plan kitchen, lounge, and dining area – cathedral ceiling: approx. 90 m<sup>2</sup>
- Veranda: approx. 24 m<sup>2</sup>
- Hallway: approx. 3 m<sup>2</sup>
- WC: approx. 1.6 m<sup>2</sup>
- Master bedroom: approx. 20.7 m<sup>2</sup>
- Shower room with WC: approx. 7 m<sup>2</sup>

#### First floor:

- Bedroom: approx. 14 m<sup>2</sup>
- Bedroom: approx. 10.6 m<sup>2</sup>