

## Craftsman-Built Timber Home with Separate Annex in a Peaceful Rural Setting



## INFORMATION

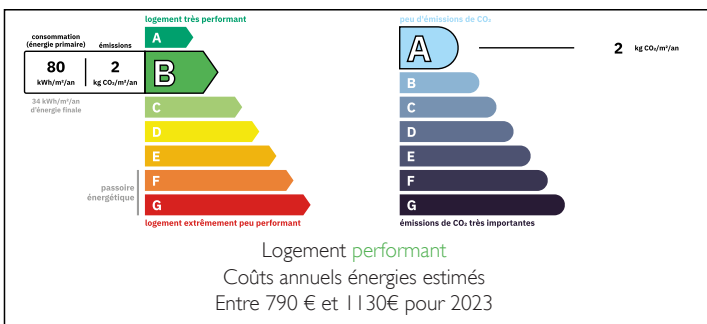
Town:	Sérignac
Department:	Lot
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	4275 m2

## IN BRIEF

Set within a quiet natural environment, this unique property immediately captures attention through its individuality and quality. Designed with care and precision, it offers generous volumes, light-filled interiors and a rare flexibility of use, enhanced by an additional independent structure with future possibilities. Combining comfort, space and versatility in an appealing rural setting, it presents an opportunity that is both inspiring and practical. The full description reveals just how much this property has to offer.



## 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

Nestled quietly within its own woodland setting, this exceptional, newly built craftsman cottage feels as though it has been gently shaped by the landscape itself. Set within approximately 5,000 m<sup>2</sup> of wooded land, the property offers peace, privacy and a deep connection with nature, while showcasing a remarkable level of craftsmanship throughout.

A craftsman-built woodland home

Constructed using a Douglas fir timber-frame structure, the house is full of charm and character. The quality of the woodwork is immediately striking. All interior joinery, including doors, bespoke storage, staircases and the kitchen, has been handmade to measure by a cabinetmaker. These are not decorative elements but integral parts of the structure, giving the home a warm, authentic and timeless atmosphere that is rarely found in modern construction.

Natural light flows through generous openings, highlighting the grain and texture of the wood and creating a constantly changing play of light and shadow throughout the day. The result is an interior that feels serene, grounded and quietly impressive, combining traditional craftsmanship with modern comfort.

Interior layout

The house offers around 140 m<sup>2</sup> of living space. It is very well insulated, air-conditioned and benefits from an energy performance rating of B, ensuring comfort throughout the year with controlled energy consumption.

On the ground floor:

Two enclosed garages

Practical storage areas ideal for tools, equipment or seasonal items

## LOCAL TAXES

**Taxe foncière: 1 100 EUR**

**Taxe habitation: EUR**

## NOTES