

## Town House near St Emilion with 5 Bedrooms and 4 Bathrooms and Swimming pool - Renovated beautifully!



## INFORMATION

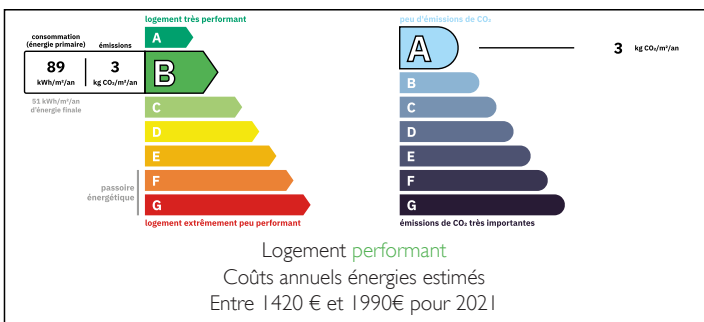
Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	188 m2
Plot Size:	281 m2



## IN BRIEF

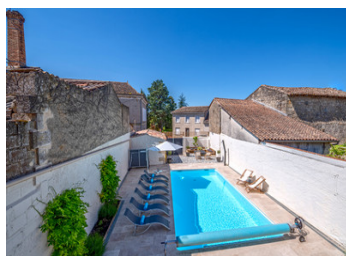
Beautifully renovated townhouse, ideally located in the heart of a charming Dordogne village with amenities within walking distance. Blending character with modern comfort, this bright and spacious home offers generous living areas and five bedrooms arranged over several levels, making it ideal for family life or hosting guests. Outside, a lovely travertine courtyard features a heated swimming pool, perfect for summer dining and relaxed outdoor living. A garage adds valuable practicality. Currently run as a successful seasonal rental, the property also offers excellent income potential. Just 20 minutes from Saint-Émilion and with easy access to Bordeaux and Bergerac, this turnkey home is a rare opportunity as either a main residence or a stylish holiday retreat.

## 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

Nestled in the heart of a picturesque Dordogne village, this beautifully renovated home offers an exceptional combination of character, elegance, and modern comfort. Finished to an outstanding standard, the property is entirely turnkey — equally suited as a spacious permanent residence, a refined holiday home, or a ready-made lifestyle investment.

From the moment you step inside, the sense of light and space is unmistakable. High ceilings, generous volumes, and large windows create an airy, welcoming atmosphere, while carefully chosen finishes enhance the home's timeless appeal.

The ground floor is designed for effortless living, centred around a generous reception room and a stylish eat-in kitchen ideal for gathering with family and friends. A separate study provides a peaceful workspace, complemented by a practical laundry room and guest WC.

Accommodation is arranged over two upper floors, offering both flexibility and privacy. The first floor features an impressive principal suite alongside two further bedrooms and quality bath and shower rooms. The top floor continues the home's sense of comfort with two additional double bedrooms, each with their own shower rooms, plus useful storage — perfectly suited for hosting guests or larger families.

At the rear, wide folding doors open onto an attractive travertine courtyard, where a heated swimming pool (approximately 8.5m x 4.5m) forms the focal point. Sheltered and inviting, this space is made for long summer lunches, evening entertaining, and relaxed outdoor living.

The enclosed garden is intentionally easy to maintain, and the presence of a garage provides valuable parking or...

## LOCAL TAXES

**Taxe foncière: 875 EUR**

**Taxe habitation: EUR**

## NOTES