

Luxury Périgord Residence with Pool and Landscaped Garden



INFORMATION

Town:	Badefols-sur-Dordogne
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	227 m ²
Plot Size:	3364 m ²

IN BRIEF

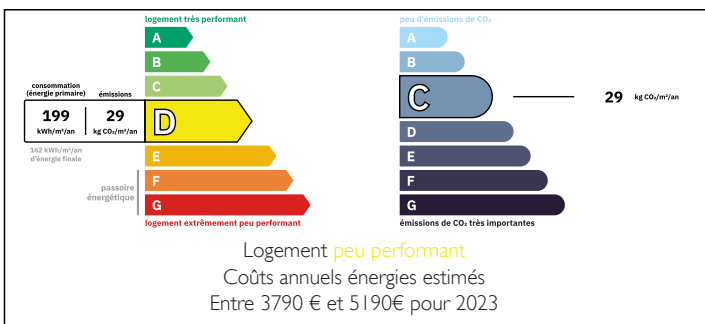
Just a few minutes from Lalinde and within immediate reach of the Dordogne River, this elegant 227 m² stone residence unfolds the timeless charm of unique architecture within a privileged setting on 3,364 m² of land.

Its distinctive silhouette, highlighted by a magnificent stone turret, gives the property a strong and rare identity, evoking the understated elegance of classic French country homes.

Fully redesigned to meet modern comfort standards, the house offers generous, light-filled spaces where historic features and contemporary finishes blend harmoniously: exposed beams, traditional fireplace, noble materials, and high-quality modern fittings.

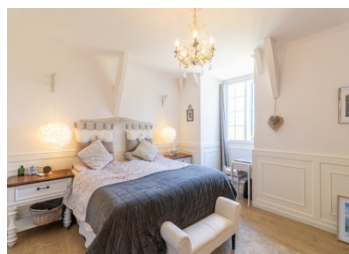
With its iconic architecture and prime location in one of the most sought-after areas of the Périgord, this property will appeal to buyers seeking a ready-to-live character residence, perfect as an

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

Perfect for an international family seeking a luxury secondary home in the Périgord, this charming stone residence with pool and landscaped garden combines authenticity, modern comfort, and generous living spaces to welcome family and friends.

Nestled in a peaceful part of the Périgord, close to the Dordogne River and the historic villages of Lalinde and Bergerac, this elegant 227 m² stone home offers the perfect balance between character and contemporary comfort.

With 10 rooms, including 5 bedrooms (deux ensuite bedrooms on the ground floor), the property is ideal for hosting family and guests in a refined setting.

The ground floor features spacious reception areas: a main living room of approx. 44 m², a bright glazed lounge of approx. 30 m², a modern kitchen of approx. 18 m², and an original 8 m² round room, perfect for a home office or relaxation space. Two ensuite bedrooms (16.8 m² and 17.6 m²) with private bathrooms and WC complete this level.

Upstairs, two additional bedrooms (14.3 m² and 17.3 m²) provide comfortable accommodation, along with a master suite featuring a dressing room and ensuite bathroom (approx. 22 m²). A family bathroom, separate WC, and a handy storage room complete the upper level.

The basement includes two garages, a workshop, a technical room, and a shower room, offering ample storage and utility space.

Outside, the property reveals a true outdoor living environment: a 10x4 m swimming pool with jacuzzi, outdoor shower and WC, terraces, summer kitchen, and a dedicated pool house. The landscaped,...

LOCAL TAXES

Taxe foncière: 1493 EUR

NOTES