

Single-story villa with generous volumes and a separate chalet.

EXCLUSIVE



INFORMATION

Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	150 m ²
Plot Size:	3336 m ²

IN BRIEF

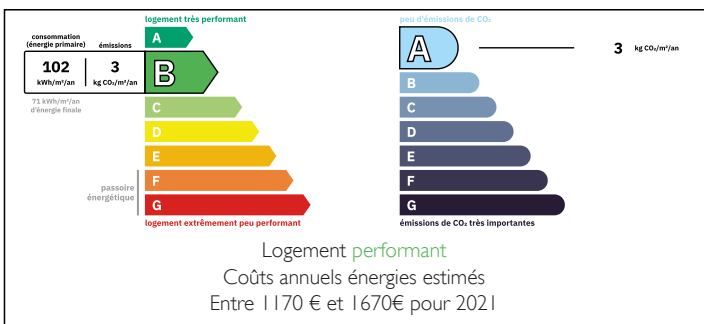
Modern single-story villa (150 m² total) with an excellent energy rating (fantastic DPE).

Offering superb volumes, contemporary room layout, and ultra-easy living just moments from shops.

Key features include:

- Separate chalet with bathroom
- Swimming pool with telescopic enclosure
- Large terrace with multiple covered sections
- Separate outdoor bar
- Everything is brand new and low-maintenance, set in a fully landscaped garden 3336 m² with olive trees and more – turnkey ready, nothing left to do!

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

At the heart of the Périgord Vert, in the highly sought-after area of Piégut-Pluviers, within the Périgord-Limousin Regional Natural Park, discover this superb single-storey contemporary villa, where light, comfort and quality finishes come together beautifully.

The Périgord Vert is one of the most desirable parts of the Dordogne, appreciated for its rolling countryside, forests, character villages, farmers' markets and peaceful atmosphere. It is an authentic and unspoilt region, ideal for those seeking a green, serene and privileged lifestyle while remaining close to shops and everyday amenities.

From the moment you enter, this property impresses with its generous light-filled volumes, its modern and harmonious layout, and the quality of its features.

The spaces have been designed to offer optimal everyday comfort, with an easy flow, a warm atmosphere and low-maintenance living.

The main house offers three bedrooms, a bathroom, a separate WC, as well as beautiful living areas that are bright and welcoming.

The generous openings bring in an abundance of natural light and enhance the sense of space throughout the home.

The property offers around 150 m² of living space in total, including a high-end independent chalet with its own bathroom, perfect for welcoming family and friends, hosting guests in complete privacy, or even considering a hospitality project.

The property also stands out for the care devoted to its materials and finishes. The materials are of high quality, the fittings are recent, and the overall impression is one of comfort, modernity and style. Another major asset is its excellent energy rating, classified...

LOCAL TAXES

Taxe foncière: 449 EUR

Taxe habitation: EUR

NOTES