

Architect designed property with open views, an exceptional natural setting, swimming pool, and strong potenti

EXCLUSIVE



## INFORMATION

Town:	La Dornac
Department:	Dordogne
Bed:	9
Bath:	4
Floor:	308 m <sup>2</sup>
Plot Size:	6385 m <sup>2</sup>

## IN BRIEF

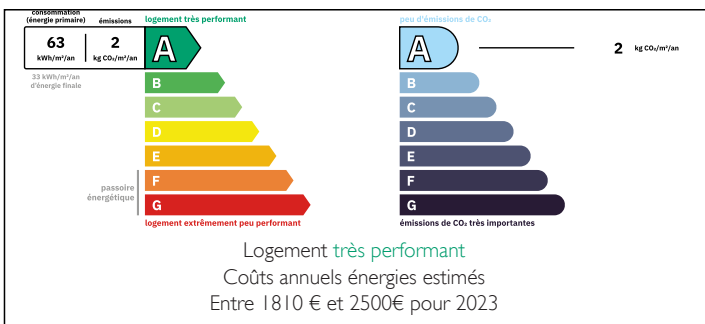
In the heart of the Périgord Noir, in La Dornac, this architect-designed property of over 300 m<sup>2</sup> is set in a privileged natural environment, just 10 minutes from Terrasson-Lavilledieu and within easy reach of Brive, Sarlat, and Montignac.

In a dominant position, it enjoys panoramic views over the valleys, in complete peace and without any overlooking neighbors.

Built in 1987 to high construction standards, it offers generous volumes with a vast east-west through living and dining room of over 70 m<sup>2</sup>, filled with natural light and opening directly onto two terraces and the 8x4 swimming pool.

The night area features 9 bedrooms spread over two levels, including 4 on the ground floor, offering rare and very comfortable accommodation capacity.

## 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

Built in 1987 to high construction standards, this home offers approximately 300 m<sup>2</sup> of living space with generous and perfectly balanced volumes:

Ground floor:

A magnificent reception / dining room with east-west exposure

(exposed beams & fireplace), opening directly onto two terraces and the 8x4 swimming pool

A kitchen with dining area (fireplace) opening onto the west-facing terrace

4 bedrooms (12 to 14 m<sup>2</sup>)

1 bathroom

1 shower room

2 toilets

First floor:

5 bedrooms

2 shower rooms

2 toilets

1 attic space that can be converted into a leisure room or additional bedroom

Basement:

1 laundry room

2 garages

1 technical/storage area

Utility space (hot water tank, water softener, heat pump system)

High-performance wine cellar for optimal wine preservation

1 games room (potential gym or additional leisure space)

Technical features:

Modern systems including an air-to-water heat pump for the ground floor and electric heating upstairs

Mains drainage

Fibre optic internet, smart meter (Linky)

## LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

## NOTES