

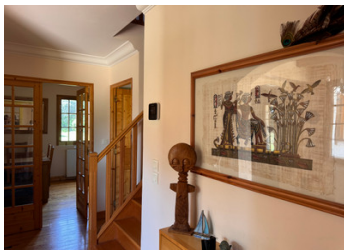
Elegant 3-Bedroom Country Home with Feature Tower, Pool & Stunning Kerb Appeal near Aubeterre & Riberac

EXCLUSIVE



INFORMATION

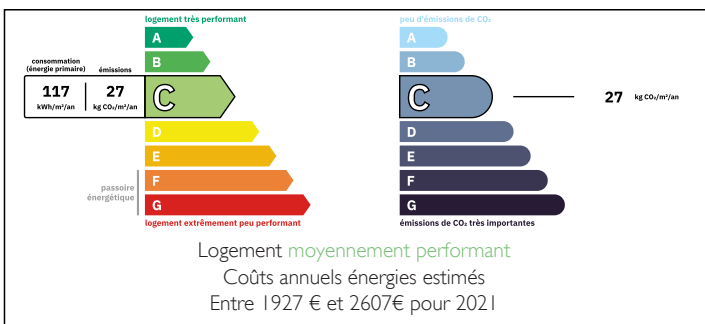
Town:	Vanxains
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	80 m ²
Plot Size:	2348 m ²



IN BRIEF

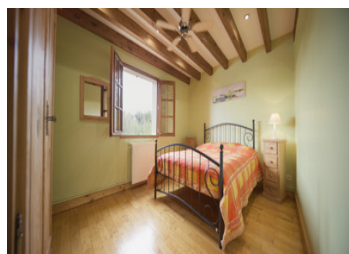
Beautifully presented 3-bedroom home with private pool, detached storage cabin and enclosed garden, set in peaceful countryside on the Dordogne/Charente border. Light-filled interiors, quality finishes, sunny terraces and excellent access to Aubeterre-sur-Dronne, Ribérac and local amenities make this an ideal family home or 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

Set in the peaceful countryside on the Dordogne/Charente border, this immaculate 3-bedroom home offers stylish modern living with the charm of rural France. Built just over 20 years ago and maintained to an excellent standard, the property sits within more than half an acre of enclosed, beautifully landscaped grounds with a pristine swimming pool, detached storage cabin and several thoughtfully positioned seating areas designed to enjoy both sun and shade throughout the day.

The bright and welcoming ground floor begins with an inviting entrance hall leading into a practical and well-designed living space. The fully equipped kitchen (9.9m²) includes a useful utility area (4.02m²) with access to the covered carport. A separate dining room (11.39m²) provides the perfect setting for family meals and entertaining, while the spacious living room (22.01m²) is filled with natural light and opens through double French doors onto a sheltered terrace, ideal for outdoor dining and relaxed summer evenings.

Upstairs, the generous master suite (21.94m²) includes a private en-suite bathroom (4.46m²). Two further double bedrooms (11.34m² and 12.02m²) are served by a modern family bathroom (4.72m²). Comfort is ensured all year round with double glazing, radiators, ceiling fans and quality chestnut wood flooring throughout.

Outside, the property continues to impress with a recently renewed roof, a swimming pool fitted with a brand-new liner and lighting, mature planting, shaded terraces and fully fenced gardens offering both privacy and security. The detached outbuilding provides excellent additional storage.

Located within easy reach of supermarkets, schools and healthcare...

LOCAL TAXES

Taxe habitation: **1331 EUR**

NOTES