

Large Perigord Family Home with Swimming Pool and Landscaped Park

EXCLUSIVE



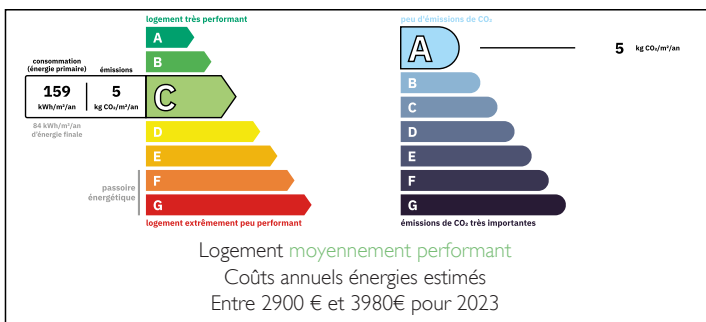
INFORMATION

Town:	Négrondes
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	265 m ²
Plot Size:	4200 m ²

IN BRIEF

Nestled in the heart of the Green Périgord, in a charming village on the famous Pilgrims' Way to Santiago de Compostela, this beautifully renovated 265 m² home offers generous living space on a fully enclosed and landscaped 4,260 m² plot. The accommodation includes a spacious open-plan living area with lounge, fireplace, dining room and office, a fully equipped kitchen, a ground-floor master suite, four additional bedrooms upstairs, several bathrooms and shower rooms, plus a full basement with garage, workshop and electric vehicle charging point. Outside, enjoy a saltwater swimming pool with telescopic cover, solar panels, fibre-optic internet and mains drainage. Numerous recent improvements remain covered by a ten-year structural warranty. An outstanding property, ideal as a spacious family home or for a bed and breakfast business.

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

Beautifully Renovated Family Home with Swimming Pool and Landscaped Grounds - Green Périgord

Set in a peaceful and leafy environment, this beautifully renovated property offers generous living spaces and an exceptional level of comfort. Standing on a fully enclosed plot with three separate access points, it enjoys a convenient location just 500 metres from the railway station, within walking distance of the village bakery, grocery shop, restaurant and primary school, and only 4 km from all everyday amenities.

Enjoy Exceptional Outdoor Living

The landscaped grounds feature a saltwater swimming pool with telescopic enclosure, two timber chalets (one for the pool equipment and one for garden storage), as well as a variety of fruit trees and remarkable species including a cedar, camphor tree, lime tree and truffle oak. A private and tranquil setting, ideal for relaxing and entertaining.

The property also benefits from solar panels (3 kW feeding back to the grid and 2 kW for self-consumption), an electric vehicle charging point, and mains drainage.

Extensive Recent Renovation

Major renovation works have recently been completed and remain covered by a ten-year structural warranty, including the roof, insulation, exterior rendering, pool enclosure and filtration system.

Additional quality features include:

PVC double-glazed windows

Electric roller shutters

Solid oak flooring

Cellulose insulation

Electric inertia radiators with three-zone

LOCAL TAXES

Taxe foncière: 1865 EUR

NOTES