

Charming stone house with swimming pool – 252 m<sup>2</sup> of living space – authentic charm and spacious rooms



## INFORMATION

Town:	Fougeyrolles
Department:	Dordogne
Bed:	1
Bath:	0
Floor:	252 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



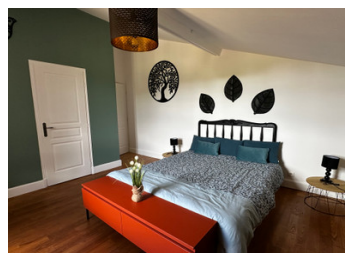
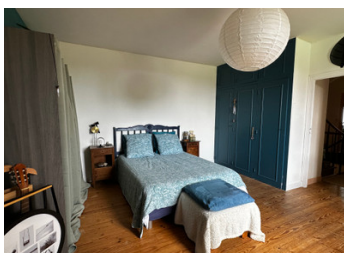
## IN BRIEF

This elegant Gironde-style house immediately captivates with its authenticity, generous proportions, and peaceful setting.

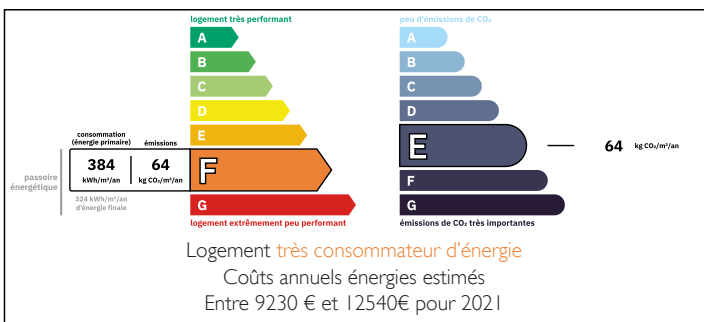


The property comprises a main house with three bedrooms and a second dwelling, also with three bedrooms, the two sections being connected by a barn.

A swimming pool completes this property.



## 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

The main house opens onto a central entrance hall (12.58 m<sup>2</sup>) which harmoniously leads to the living areas. To the left, a welcoming living room (25.23 m<sup>2</sup>) invites relaxation, while to the right is a convivial kitchen (21.32 m<sup>2</sup>) equipped with a wood-burning stove. A WC completes the ground floor.

From the hall, a staircase leads to the first floor where you will find the master bedroom with en-suite shower room (22.63 m<sup>2</sup>), a second bedroom (13 m<sup>2</sup>), a child's bedroom (7.87 m<sup>2</sup>), a bathroom (8.28 m<sup>2</sup>) and a WC. The staircase continues to the attic.

At the rear, a second, independent dwelling comprises a bright living room (45 sq m) pre-equipped for a kitchen and opening onto a terrace, a bedroom with en-suite shower room and toilet (23.2 sq m), a room (9.82 sq m), and upstairs, two bedrooms, each with its own shower room and toilet (21.14 sq m and 21.28 sq m).

The swimming pool and its large terrace offer a lovely relaxation area.

The barn could be converted into a large living room connecting the two living spaces.

This property benefits from a peaceful setting while remaining close to essential amenities and infrastructure:

- Shops and local services approximately 4 km away
  - Sainte-Foy-la-Grande train station approximately 8 km away
  - Bergerac Dordogne Périgord Airport approximately 28 km away
  - Golf des Vigiers golf course approximately 18 km away
  - Gardegan golf course approximately 12 km away
  - Bordeaux city center approximately 75 km away
- An ideal location to enjoy a tranquil...

## NOTES