

Elegant 6-Bedroom Stone Village Home with Guest House & Swimming Pool Near Saint-Émilion.



INFORMATION

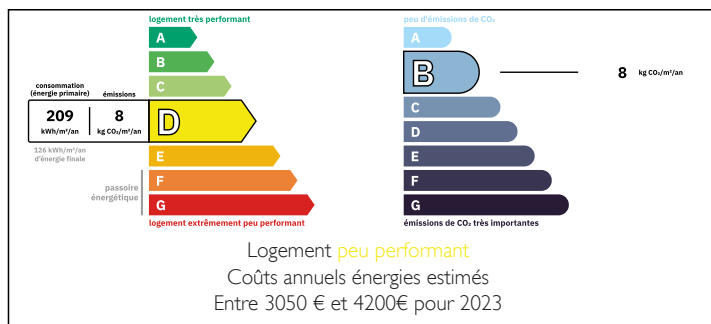
Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	273 m2
Plot Size:	473 m2



IN BRIEF

A characterful stone property with six bedrooms, independent accommodation, a swimming pool and scope to personalise — offering space, versatility and excellent potential in a popular area of south-west France.

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

Situated between Saint-Émilion, Sainte-Foy-la-Grande and Montpon-Ménestérol, this substantial stone property offers an appealing combination of space, character and flexibility. With generous accommodation spread across a main house and an independent guest house, it presents an excellent opportunity for those seeking a family home, multi-generational living arrangement or a property with hospitality potential.

The main house retains much of its original charm, with well-proportioned rooms and a welcoming atmosphere throughout. The fitted kitchen is complemented by a practical utility room, while the dining room provides an ideal space for family meals and entertaining. The comfortable sitting room, centred around a pellet stove, offers a cosy retreat during the cooler months.

One of the highlights of the property is the conservatory, which enjoys views over the garden and swimming pool and creates an attractive additional living space that can be enjoyed throughout much of the year. A ground-floor bedroom with en-suite shower room adds flexibility and convenience, particularly for those looking for accommodation on one level.

Upstairs, there are three further bedrooms, including one with its own en-suite shower room. A family bathroom and a study area complete the first floor, providing ample space for family life, guests or home working. A balcony overlooking the pool area adds a particularly attractive feature and provides a lovely spot to relax and enjoy the surroundings.

Separate from the main house, the independent guest accommodation offers a wealth of possibilities. Arranged over two floors, it includes a living room, kitchen, study, two en-suite...

LOCAL TAXES

Taxe foncière: 410 EUR

NOTES