

Beautiful 4 bedroom house set in grounds of just over 1 hectare, river fronted and walking distance to town.

EXCLUSIVE

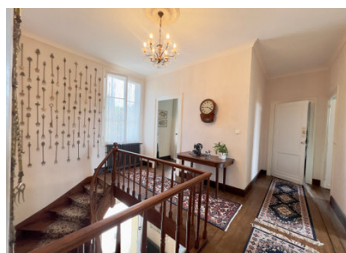


INFORMATION

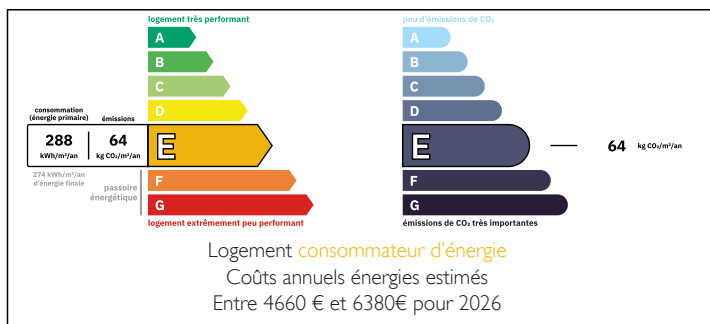
Town:	Port-Sainte-Foy-et-Ponchapt
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	11762 m2

IN BRIEF

Set in the sought-after riverside village of Port-Sainte-Foy, just a short walk from the historic bastide town of Sainte-Foy-la-Grande, this elegant stone home offers the perfect blend of period charm, generous living space and an exceptional riverside setting. Standing in over one hectare of beautifully landscaped gardens with direct frontage to the River Dordogne, the property features four spacious bedrooms, bright reception rooms, a fitted kitchen opening onto a large conservatory, an office, full basement and convertible attic. Outside, enjoy an 8 x 4m swimming pool with sun terrace, mature gardens, vegetable plot, electric gates and a substantial hangar providing parking for 3-4 vehicles and workshop space. A rare opportunity to own a character home with privacy, beautiful grounds and the convenience of shops, restaurants and amenities all within walking distance.

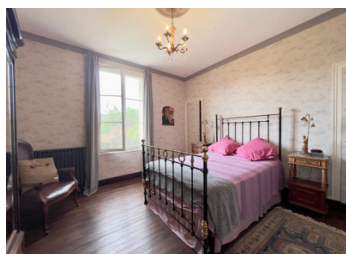


ENERGY - DPE



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.



NOTES

DESCRIPTION

Elegant Riverside Character Home with Swimming Pool and Stunning Gardens

Ideally situated in the sought-after riverside village of Port-Sainte-Foy, just a short stroll from the historic bastide town of Saint-Foy-la-Grande with its renowned weekly market and everyday amenities, this elegant stone residence combines timeless character, spacious accommodation, beautiful gardens and a wonderful riverside setting.

Accessed through electric gates and a long driveway, the property is set within just over one hectare of landscaped grounds. The gardens extend to the banks of the River Dordogne, creating a beautiful natural backdrop.

Stepping inside, the welcoming entrance hall immediately impresses with its beautiful original wooden staircase, setting the tone for the elegant accommodation beyond. High ceilings, large windows and a harmonious blend of wooden and tiled flooring create a home that is light, spacious and full of character.

The impressive approximately 40m² lounge and dining room provides an excellent reception space for both everyday living and entertaining. Filled with natural light, it enjoys lovely views across the gardens and offers a warm and welcoming atmosphere.

The fully fitted kitchen leads into the approximately 35m² conservatory, a pleasant additional living space overlooking the gardens. The conservatory benefits from a WC and provides direct access to the terrace and garden.

A separate office provides an ideal work-from-home space, library or snug.

The first floor offers four generously proportioned bedrooms, one of which benefits from an en-suite shower room, together with a spacious family