

Beautifully renovated single-storey retreat nestled in a peaceful setting, 4 minutes drive from Lalinde

EXCLUSIVE



INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	2419 m2

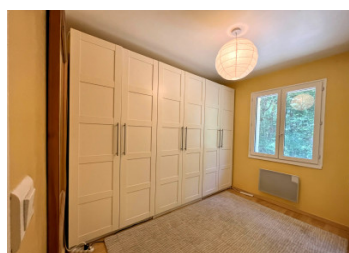
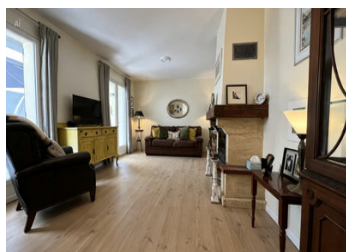
IN BRIEF

Set within generous grounds and enjoying a private, quiet position. This attractive detached single-storey home offers a rare combination of modern comfort and convenience.

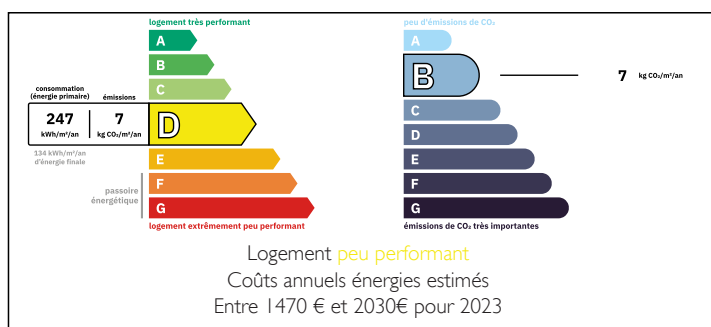
Recently renovated. The property is ready to enjoy immediately and benefits from bright interiors, mature surroundings, and excellent outdoor living space.

The substantial lower floor occupies the same footprint area as the house. Accessed from the rear garden level and provides valuable additional space with numerous possibilities. The grounds offer plenty of room to relax, entertain, or simply enjoy the Dordogne lifestyle.

Whether as a permanent family residence, retirement retreat, or a second home in France, the property presents an excellent low maintenance

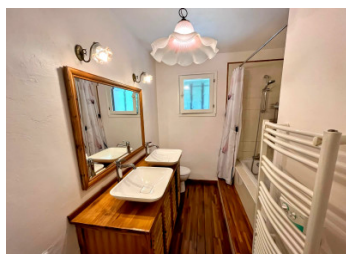


ENERGY - DPE



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

Occupying a peaceful setting four minutes drive to the services, shops, cafés and restaurants of Lalinde, this beautifully presented detached residence captures everything buyers seek in a Dordogne home.

The accommodation has been thoughtfully updated to create welcoming and practical living spaces suited equally to year-round occupation or holidays in southwest France. A covered terrace extends the living space outdoors and provides an ideal setting for summer dining and entertaining. The covered terrace has the benefit of a California style water vapour misting system which enables sitting out even on the hottest of days.

A particular highlight is the 84m² lower ground floor, with 2.5 metre high ceiling. Currently used for parking, laundry area, exercise area, storage, wood store, and workshop purposes. This versatile area offers exciting potential for alternative uses including a studio, cinema room, hobby room, home office, or guest accommodation, subject to any necessary permissions.

Surrounded by approximately 2,419m² of grounds and mature greenery, the home enjoys a genuine sense of seclusion without isolation. Within the 2,419m² grounds is a section of 1,500m² which is fully fenced and gated. This enclosed area can provide security and containment for children and pets. The result is a property that successfully balances countryside tranquillity with easy access to local amenities, making it particularly appealing to international buyers looking for an authentic French lifestyle property.

The property is available fully, or partially, furnished to the standard of being able to move in, and fully function in...

LOCAL TAXES

Taxe foncière: 1094 EUR

NOTES