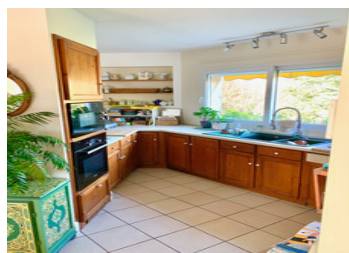
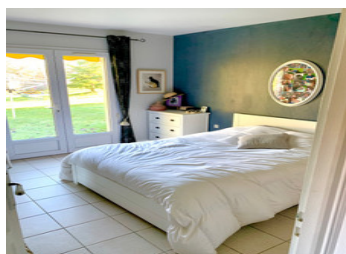


House with a guesthouse and a pool



Propriété avec gîte et chambres d'hôtes



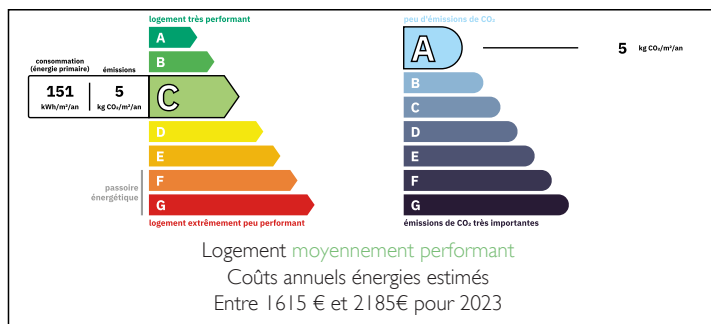
INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	171 m2
Plot Size:	6904 m2

IN BRIEF

Contemporary house with a cottage, guest rooms, swimming pool, and wooded park. Beautiful property, nestled in the heart of a privileged, quiet environment, completely private, and less than 2 km from amenities. A main house with a fully equipped kitchen open to the living room with a fireplace. Below the living room, an additional room that can serve as a library, office, or playroom gives access to a veranda. The sleeping area includes 3 bedrooms, one of which is an en-suite with a dressing room and shower; a second shower room; 2 separate toilets. For comfort, the house has eco-electric radiators, underfloor heating, a fireplace with insert, and air conditioning. An outbuilding is connected to the house by a patio. An independent cottage with a living area with kitchen; a shower room with toilet, a covered terrace, two...

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

Contemporary property with gîte, guest rooms, swimming pool and wooded park.

Just 2 km from the charming village of Lalinde, with all its shops and services, discover this superb property of 171 m², nestled in the heart of a privileged environment, quiet and without any vis-à-vis.

Located on a landscaped plot of 6,900 m², fully fenced and secured by a motorized gate, it offers a peaceful living environment, conducive to relaxation as a tourist project.

A bright main house

Bright thanks to its large bay windows, the main house seduces with its volumes and functionality. The living room revolves around a fully equipped kitchen open to the living room with a fireplace, a pantry adjoining the kitchen with its access to the outside completes this space.

Below the living room, an additional room offers many possibilities for development: library, office, games room or leisure area. It gives access to a pleasant closed veranda, ideal for enjoying the garden in any season.

The sleeping area includes:

three bedrooms, including a spacious master suite of 22 m² with dressing room and private bathroom;

a second bathroom;

two separate toilets.

On the comfort side, the house benefits from quality services:

Rothelec eco-electric radiators installed in 2022; heated floor connected to an oil boiler not used by the owners but functional.

closed fireplace;

reversible air conditioning installed in the living room in 2026

An ideal outbuilding for guest rooms

Connected to the house by a pleasant patio of 28 m², an outbuilding currently houses two guest rooms, a bathroom and...

NOTES