



Reference : 6164



DORDOGNE VALLEY - WITH UNINTERRUPTED VIEWS AND IN THE PEACE AND QUIET OF A CUL-DE-SAC, BEAUTIFUL TRADITIONAL CONTEMPORARY ENSEMBLE, BUILT USING QUALITY MATERIALS - ONE-OF-A-KIND VILLA! A MUST SEE!

**884 000 € HAI**

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### MAIN HOUSE (approx. 250 m<sup>2</sup>) :

Ground floor: entrance hall with stairwell 18 m<sup>2</sup>, living room with fireplace 54 m<sup>2</sup>, opening onto west-facing terrace, fitted kitchen/diner 18 m<sup>2</sup>, study or bedroom 15.5 m<sup>2</sup>, shower room 10 m<sup>2</sup>, utility room 6 m<sup>2</sup>, separate WC and double garage/workshop 36 m<sup>2</sup>. Cellar. First floor: 11 m<sup>2</sup> landing, four bedrooms, one of which is en suite with dressing room, bathroom and shower (38, 26, 16 and 13 m<sup>2</sup>), shower room with WC, linen room, separate WC. One bedroom has independent access via an outside staircase.

### THE GUEST HOUSE OR GITE (approx. 70 m<sup>2</sup>) :

Garden level: living room with fitted kitchen, en suite bedroom with shower room and separate toilet. Upstairs: en suite bedroom with shower room and children's bedroom (low ridge). The house also has a patio, enclosed by bay windows. In the basement, there is a series of cellars and utility rooms, as well as a carport for two cars.

### THE EXTERIORS :

The villa is set in 0.76 acres of landscaped, fenced grounds. There is a lovely pool area with barbecue (10x5 m chlorine pool, paved with mosaics and secured by a sliding dome). A wrought-iron motorised gate with videophone provides access to the property.

### MORE DETAILS - +++ :

Contemporary design with quality materials - aluminium double glazing with electric roller shutters (with central control) - electric underfloor heating on the ground floor, radiators upstairs, reversible air conditioning and fireplace insert - electric water heater and water softener - 2 septic tanks - automatic garage doors and gates - Property tax: €3,404 per year.

BEAUTIFUL FAMILY PROPERTY OR ALLOWING GITES OR BED AND BREAKFAST ACTIVITIES!!