

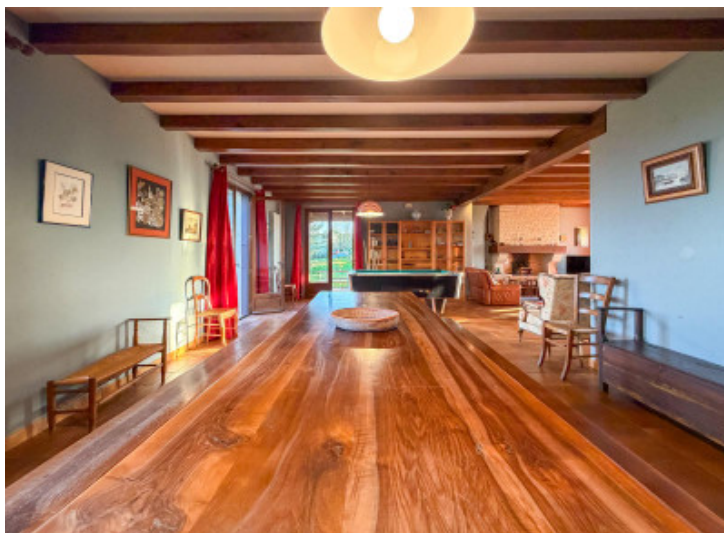


ARCHITECT DESIGNED PROPERTY WITH OPEN
VIEWS, AN EXCEPTIONAL NATURAL SETTING,
SWIMMING POOL, AND STRONG POTENTI

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PROPERTY FACT FILE	
REFERENCE	A43855ENC24
PRICE	€ 495,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (470 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	4
ACCOMMODATION	308 m ²
LAND	6385 m ²
TOWN	La Domac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- + 300 m² habitables
- 8 bedrooms + 1 desk
- Périgourdin Charm (Exposed beams and fireplace)
- DPE A - GES A
- Close to the amenities

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In the heart of the Périgord Noir, in La Dornac, this architect-designed property of over 300 m² is set in a privileged natural environment, just 10 minutes from Terrasson-Lavilledieu and within easy reach of Brive, Sarlat, and Montignac.

DESCRIPTION

Built in 1987 to high construction standards, this home offers approximately 300 m² of living space with generous and perfectly balanced volumes:

Ground floor:

A magnificent reception / dining room with east-west exposure (exposed beams & fireplace), opening directly onto two terraces and the 8x4 swimming pool

A kitchen with dining area (fireplace) opening onto the west-facing terrace

4 bedrooms (12 to 14 m²)

1 bathroom

1 shower room

2 toilets

First floor:

5 bedrooms

2 shower rooms

2 toilets

1 attic space that can be converted into a leisure room or additional bedroom

Basement:

1 laundry room

2 garages

1 technical/storage area

Utility space (hot water tank, water softener, heat pump system)

High-performance wine cellar for optimal wine preservation

1 games room (potential gym or additional leisure space)

Technical features:

Modern systems including an air-to-water heat pump for the ground floor and electric heating upstairs

Mains drainage

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43855ENC24>

COMPLETE FILE AND PHOTO ON REQUEST



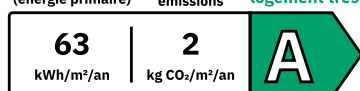
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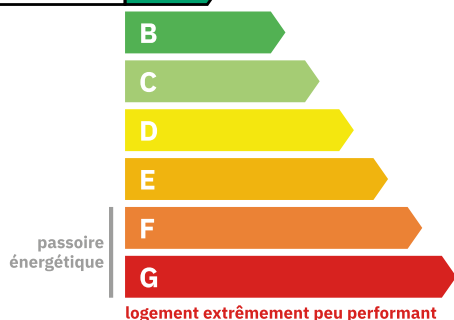
ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

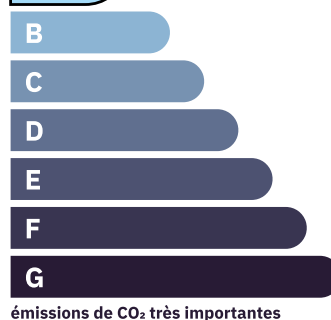
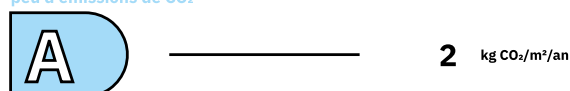
consommation (énergie primaire) émissions logement très performant



33 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂



Property **Very efficient**
Estimated annual energy costs
between 1810 € and 2500€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A43855ENC24
FILE COMPLETE
AND PHOTOS
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