

[Click to view MFH-IJLJ7FL](#)

## Luxury Villa with a Guest House and Land in the Dordogne

Ribérac , Dordogne , Nouvelle Aquitaine



€699,000

inc. of agency fees

5 Beds   3 Baths   235 sqm   1.1 ha

In the heart of Périgord Vert, a spacious villa set in a beautiful living environment with 1.2 ha of land, a pool and a guest house, situated close to all amenities, 1 hour from Angoulême.

### At a Glance

Reference MFH-IJLJ7FL

Bed 5

Land 1.1 ha

Near to Perigueux

Bath 3

Pool Yes

Price €699,000

Hab.Space 235 sqm

Land Tax N/A

### Property Description

Set in the heart of Périgord Vert, just 10 minutes from Ribérac, discover this spacious villa offering an idyllic living environment complete with a pool, guest house, and approximately 1.2 hectares of land.

The main house boasts a generous 200 sqm of living space, featuring two bright, airy rooms with a double-sided fireplace. Large bay windows open onto an expansive south-east facing terrace, perfect for enjoying the sunshine. A modern open kitchen, two bedrooms (one with a dressing area), and a bathroom complete the ground floor.

*Upstairs*, you'll find two additional bedrooms, another bathroom, and a charming balcony. The house opens onto a beautifully landscaped garden, a swimming pool with a counter-current system and sun deck, and a gorgeous view of the 1.1-hectare meadow. Strategic exterior lighting enhances the property's character at any time of day.

The *guest house*, with its entrance and terrace, offers approximately 35 sqm of living space, including a living room/kitchen, bedroom, and bathroom. A connecting corridor allows for internal access between the two houses, providing flexibility to rent out one or both units or use the entire property as a family residence.

This high-quality property enjoys a peaceful setting while being close to all amenities, just 1 hour from Angoulême with its infrastructure and TGV station. With plenty of land, it's perfect for various projects such as keeping animals, horses, or growing vegetables.

## **The Accommodation**

### **The ground floor**

- 3.60 sqm - Entrance
- 31 sqm - Living room with double fireplace insert ( bay windows)
- 8 sqm - Open kitchen

- 58 sqm - Large living room (bay windows)
- 7 sqm - Corridors
- 21.30 sqm - Bedroom, dressing room, (bay window)
- 12 sqm - Bedroom, (bay window)
- WC
- 4,70 sqm - Shower room (Italian shower, 2 basins)
- 9 sqm - Corridor communicating with cottage, exterior access door, storage space

## **The first floor**

- Landing, oak staircase
- WC
- 6.70 sqm - Corridors
- 13,40 sqm - Bedroom, (bay window, balcony access)
- 9.30 sqm - Bathroom, bathtub, laundry room
- 8.30 sqm - Bedroom

## **The Guest Cottage**

- 30 sqm - Living room/ Kitchen, insert, access terrace
- 6 sqm - Bedroom, exterior access door
- 6 sqm - Bathroom, laundry
- WC

***Don't miss out on this luxury home in an ideal living environment!***

### Environment & Surroundings

Near to a Golf Course? ✓

### And Before You Ask

Exposure: South-east  
Condition: Nothing to do  
Heating System: East  
Condition of Roof: Excellent  
Drainage: Recent septic tank  
Property Tax: €1414.00

### Summary

Property type: Modern Villa  
Bedrooms: 5  
Bathrooms: 3  
Price: €699,000

### Key Information

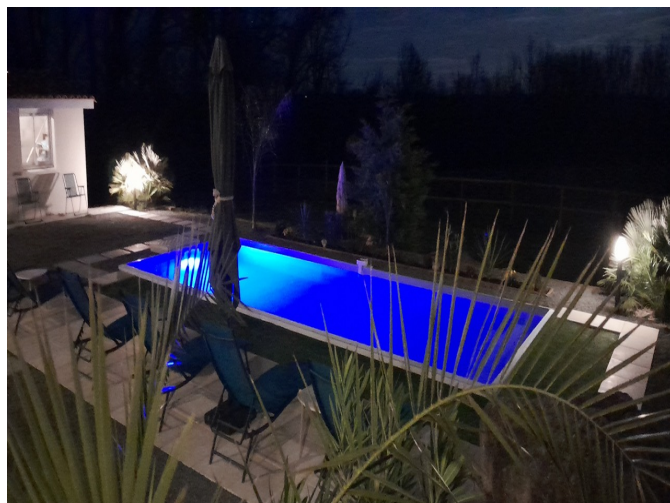
Year Built: 2017  
Internal Area: 235 sqm  
Land Area: 1.1 ha  
Floor: 2  
How many Outbuildings: 1  
Number of Fireplaces: 2  
Has a Garden: Yes  
Has a Terrace?: Yes  
Swimming Pool?: Yes  
Pool House?: Yes  
Has ADSL/Broadband?: Yes  
Has Alarm: Yes

**Location: Nouvelle Aquitaine**





## Gallery















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved