

Fishing & boating, visiting the vineyards; this large characterful home has gardens down to the Dordogne river



## INFORMATION

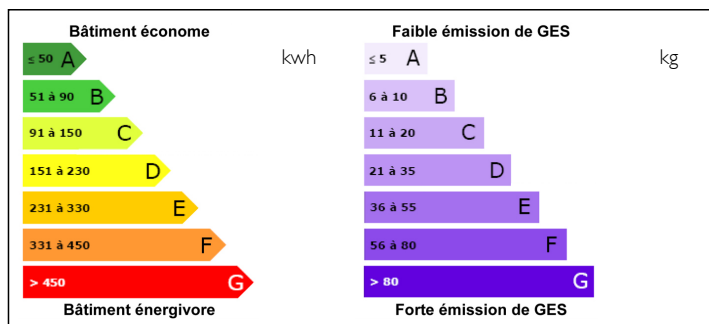
Town:	Juillac
Department:	Gironde
Bed:	6
Bath:	3
Floor:	370 m2
Plot Size:	5350 m2

## IN BRIEF

Welcome to this very spacious stone farmhouse renovated in sympathy with its traditional features. The location is wonderful, set near the vineyards of the Gironde with mature gardens that give direct access to the glorious Dordogne river. Here there is a space where you can sit peacefully, fish, or even launch a small boat. With its six bedrooms and stunning full height reception room with beautiful stone fireplace, this house is waiting for your family & friends, or even holiday guests - it has been let very successfully by the present owner. Outside you will enjoy the covered terrace for summer dining. There is a large, heated swimming pool with terrace set in lovely gardens with mature trees leading down to the beautiful Dordogne river. The property is located within a few minutes of a village with grocery store and restaurant. Sainte-Foy-La-Grande is just 20 mins away with its award-winning...



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 1112 EUR

**Taxe habitation:** 1208 EUR

## NOTES

## DESCRIPTION

This is a gorgeous home on the banks of the Dordogne. It has 6 bedrooms; one is on the ground floor with en-suite. There are three bathrooms and two additional WC's. You enter a spacious country kitchen with a lovely stone fireplace. Stairs take you down to the lower ground floor which has a laundry room, cellar, a double bedroom and a games room. From the kitchen you enter the separate dining room and then onwards into the hall. The focus of the house is the huge, stunning double height lounge with traditional beams and grand stone fireplace. There is plenty of space for relaxing and games. Outside there is an attached garage which can be accessed from inside the house and outside. Summer dining is a joy on the beautiful traditional covered terrace. The large pool is heated with a surrounding terrace and gardens which lead down to the glorious Dordogne river. There is a pool house and storeroom. The gardens are filled with plenty of mature trees and shrubs, offering welcome shade and colour through the seasons. The property sits in 5350m2 of gardens with entry via an electric gate from a country road.

### GROUND FLOOR

Spacious country kitchen – (29m2) with stone fireplace. Steps down to lower ground floor

Dining room – (23m2) Stairs up to first floor

Hallway – (2m2) access to bedroom, shower-room, and lounge

WC – (2m2)

Master Bedroom – (24m2) double room with beams and tiled floors

En-suite – (6m2) with shower,...