

[Click to view MFH-IJLEL6GBM](#)

Contemporary home with a guest house and outbuildings

Grand-Brassac , Dordogne , Nouvelle Aquitaine



€624,000

inc. of agency fees

5 Beds 3 Baths 310 sqm 3911 sqm

Contemporary architect house and a charming stone cottage, in a peaceful environment without vis-à-vis with breathtaking view of the surrounding landscape.

At a Glance

Reference	MFH-IJLEL6GBM	Near to	Ribérac	Price	€624,000
Bed	5	Bath	3	Hab.Space	310 sqm
Land	3911 sqm	Pool	Yes	Land Tax	N/A

Property Description

Situated in a serene environment with no overlooking neighbors, this property comprises a modern architect-designed house with a wooden frame and a charming stone cottage. Both properties boast stunning views of the surrounding landscape.

The spacious main house is filled with natural light thanks to its large windows, creating a sense of openness and comfort. With three bedrooms, one on the ground floor, and a bathroom with a walk-in shower and large basin. This residence is perfect for family life. An additional bathroom upstairs adds to the comfort with double basin, walk in shower and bath and numerous cupboards. The house is heated by a heat pump with underfloor heating, providing gentle and consistent warmth throughout.

Quality features include photovoltaic panels, a thermodynamic water heater, a fireplace, two underground water tanks for the toilet and washing machine, and a water softener. Outside, a swimming lane appears to seamlessly blend into the natural surroundings.

The property also includes a plot with a vegetable garden and orchard, as well as a barn and a tobacco drying shed. The fully renovated cottage comprising a living room open to kitchen, two bedrooms, a bathroom and a mezzanine serving as an office, meanwhile, seduced by its authenticity and rustic charm; It is an ideal welcome space for guests or an additional source of income.

This property is move-in ready with no need for renovation work. The lack of neighboring properties and unobstructed views make this an ideal location for those seeking relaxation in a beautiful setting.

The Main House

The ground floor

- 6.43 sqm - Entrance
- 80 sqm - Living room with kitchen corner
- 7.15 sqm - Cupboard
- 5.23 sqm - Laundry
- 5.60 sqm - Clearance
- 25,30 sqm - Bedroom
- 9,18 sqm - Bathroom with walk in shower and large basin.
- 1.65 sqm - Wc

The first floor

- 15 sqm - Landing
- 19,60 sqm - Bedroom
- 24,50 sqm - Bedroom
- 18 sqm - Bathroom with double basin, walk in shower and bath and numerous cupboards.
- 1.65 sqm WC

Outside

- Swimming corridor 20 x 3m

The Stone Cottage

- Fully equipped kitchen opening in the living room
- Two large bedrooms on the first floor
- A mezzanine level
- Shower room with walk-in shower and large basin
- Two separate toilets, one on the ground floor and the other on the first floor
- Terrace opening to the orchard.

Additional Information

- Workshop 70 sqm

- Tobacco dryer

A fabulous home for lovers of tranquillity in a preserved natural setting.

Summary

Property type:	House
Bedrooms:	5
New Home?	No
Bathrooms	3
Price	€624,000

Key Information

Year Built:	2012
Internal Area:	310 sqm
Land Area:	3911 sqm
Floor:	2
How many Outbuildings:	2
Property Features:	
• Workshop	
• Cottage	
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	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**.

To see more great properties like this one, visit our daily updated website at **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 calling 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

great service
fast transfers

send money abroad 24/7 excellent rates