

## **PAGE TEXT**

### **Homepage**

#### Our Bespoke Service

Property Sales (use middle icon, change dollar to €)

We have a specially selected portfolio of properties for sale from petit village houses up to the finest chartreuse, there is a property to suit every budget.

Design & Renovation (House & building icon)

We find solutions to fit our clients needs and lifestyles and to achieve this an impeccable level of personalised service is a must – a value which lies at the heart of our business.

Management & Maintenance (House with letterbox, garden icon)

Professional advice and an easy solution for your home, so that you have the peace of mind knowing things are taken care of when you can't be around.

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Begin Exploring The Beautiful Dordogne

Whether your ideal property is in walking distance to the nearest boulangerie or you are looking for peace and tranquility, we have something for everyone.

Passionate About Property

Over the last 3 decades, Simply Perigord has made its name within our industry for going the extra mile for our clients. Cannot find the house you are dreaming of? We accept the challenge! Our "Mandat de Reserche" allows us to find you the perfect property, even if it is not on our books. Our sales team are friendly and approachable and absolutely committed to finding the best for you, so do not hesitate to give us a call and let's chat about your requirements.

Button = Property Sales

Testimonials

Simply Perigord is proud to be recommended year after year by many of our clients worldwide.

"We have been hiring properties in the Dordogne for many years. They are from Great Britain and so the team are fluent in English as well as French. They'll advise you on property rental and even help you buy one and look after it when you are not there. The properties are all of high quality, kept spotlessly clean and in unique locations" Mr Corrigan, 2018

"The Dordogne strikes a chord with so many because it presents the quintessential image of a rural France idyll with its bucolic, patchwork farmland, dreamily green valleys, hilltop medieval villages and fairytale castles. Simply Périgord are among the best companies with a range of great accommodation" Conde Nast Traveller, 2017

"We have rented lovely restored stone houses in the Dordogne from Simply Perigord over 5 times in the last 15 years and have always been extremely satisfied. The Simply Perigord staff have detailed knowledge of each property and were able to find us exactly the type of property in the location we were looking for" Mrs Bratic, 2018

"For a truly special holiday in France, you can rent an entire hamlet. Travellers seeking somewhere for a once in a lifetime celebratory break can head to south-west France. Figuiers from Simply Perigord has four attractive stone properties with gorgeous far-reaching views and is a tranquil haven for relaxing in quiet surroundings while being within easy reach of the historic sites offered by the Dordogne" The Huffington Post

Don't see what you are looking for. Get in touch with one of our team. Button = Contact us

## **Property Management Page**

Simply Perigord offers a variety of property management services to homeowners here in the Dordogne, from monthly visits and reporting, to gardening and pool maintenance, cleaning and administration we offer all of our clients professional advice and an easy solution for your home, so that you have the peace of mind knowing things are taken care of when you can't be around.

Based out of our offices in Le Bugue, we cover an area of up to 45km (30?????) so just tell us where you are in the Dordogne and we will let you know if your home is in reach of our services.

Looking for Project Management? Our experienced team have long established relationships with a large network of artisans and we manage complete renovations, including liaison with French architects and The Bâtiments de France. We also project manage smaller projects such as kitchen and bathroom re-fits, pool installations and exterior works. (Click for Renovations page)

## **Renovation Page**

Here at Simply Perigord we aim to provide our customers with the very best of home renovation for those who are big on ideas but short on time. From start to finish, including finding the perfect property (link to sales) for you and working with the best artisans for your project we will be there every step of the way. We try to understand and find solutions to fit our clients needs and lifestyles and to achieve this an impeccable level of personalised service is a must – a value which lies at the heart of our business.

## **Masonry (Collapsible menu)**

We have a good network of masons with whom we work. A large percentage of them are part of the "Label du Patrimoine" which means they have been recognised for their outstanding work. Although they are able to carry out "new build" work (such as rendered block work) most of the masons with whom we work spend the majority of their time restoring old stone properties. This can entail using old corner stones for door and window surrounds, creation of arches or unusual shapes to fit with ancient buildings, "crepie à l'ancienne" which is an old style render, lauze rooves (a very old style stone roof often seen on churches), pisé floors (often seen in châteaux and which take the form of a large pebble style floor) - the list is endless. "Proper" masonry work is not to be rushed but you will be delighted with the results - it's worth the wait!

### **Tiling (Collapsible menu)**

Tiling in old houses can often be more difficult than in new builds. The floors are generally wood and so tiling straight on top is not an option as movement would cause cracking in the joints and even the tiles themselves. Special screeds are laid before the tiles are laid on wooden floors. Tiling can also take the form of a mix of old tiles and oak which is a design seen in some châteaux. The tilers with whom we work are also able to lay "douche à l'Italienne" (large Italian walk-in showers), complete with the special evacuation pipework. We have a network of specialists in tiling, whether wall or floor

### **Charpente (Collapsible menu)**

In France the artisan laying the tiles on a roof does not always have to be the same person as the artisan creating the roof structure. Charpentiers work with both new beams and old treated beams. All wood used in France is treated against woodworm, capricorn beetle and termites.

### **Plumbing (Collapsible menu)**

Plumbers range from those offering simple services such as branching up the pipework for a new bathroom through to those offering boiler/central heating installation, full drainage/septic tank/grease trap installation, water softener installation etc. It is important to understand the type and scope of project in order to employ the correct plumber. Water softener installation is recommended in this area, particularly if you are installing new kitchen or bathrooms, as it will ensure the pipework remains clear of calcium build-up.

### **Roofing (Collapsible menu)**

Tiles in the Dordogne area are offered in many shapes and sizes. The old peg tiles are in diminishing supply - companies now tend to make new tiles with varying mixed colours to make them look "old" and they come with a guarantee against frost. Given the steep pitch of the rooves here it is not uncommon to see the majority of a roof tiled in peg tiles with the bottom section tiled with much larger tiles for extra support. The "scalloped" effect under the guttering is a local feature called "genoise" and can be made in single, double or even triple. "Lucarnes" (or dormer windows) are very common in the Dordogne. There are various designs, the sides of the lucarne being either tiled, rendered or a more elaborate brique effect.

### **Carpentry (Collapsible menu)**

Carpenters are worth their weight in gold given their ability to make "irregular shaped" rooms appear more uniform. Bespoke kitchens and bathrooms can be finished to a high standard in a variety of natural woods - either for staining, waxing or painting.

Doors and windows of varying sizes may be made - each tailor made to the size of the old stone opening. Generally speaking the mason will create the opening for a new door or window, the carpenter will make and fit the window, and then the mason will finish by making the surround airtight.

### **Painter (Collapsible menu)**

Painters here in France are more like artists. They take great pride in their work and enjoy advising clients as to the type of paint and colours they feel are best suited to an old stone property. Painters tend to mix their own paints to suit the client's requirements. In order to lighten beams if a room is sombre a limed effect is often used.

### **Fabrics (Collapsible menu)**

Beautiful fabrics can be found here and in old stone houses they often compliment the rooms. Covering antique chairs, chaises longues etc is also an ideal way of adding a fresh look to an old piece of furniture and making blinds to fit to the various windows which are not standard size can also add a lovely finishing touch to a room.

### **Swimming Pools (Collapsible menu)**

We are able to project manage the installation of new pools and repairs to existing pools including, obtaining the necessary permits for a new pool from the various authorities. Infinity pools have become very popular and given the stunning views enjoyed by the majority of property owners here a large percentage of them want to ensure they place their pools in the best possible location.

Pool houses, covered eating areas and summer kitchens are also frequently requested by clients who wish to have "all amenities" in close proximity to their pool. These structures can take the form of open wooden decking, stone flooring with beams & tiled roof structures, or occasionally even old stone open buildings or "au vents".

### **Gardens & Landscaping (Collapsible menu)**

We work with a range of gardeners, from full landscaping including irrigation and sprinkler systems through to more simple gardening services. Tree surgeons are also available.

Our gardeners are on-hand to recommend the varieties of plants, shrubs and trees which survive the very hot summers here in the Dordogne and, sometimes, the very cold winters.

### **Ironwork (Collapsible menu)**

There are a number of local ironworkers who make bespoke gates, barriers/bannisters, fancy fencing etc. Given that these are all hand made, artisans are also able to make copies if you have a particularly favourite design you have seen.

## **Rental**

## **Sales**

## **Contact Us**