

Village house ideal for 1st purchase. 2 bedrooms and convertible attic. Separate garden 25 meters away.

EXCLUSIVE



INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	0 m2

IN BRIEF

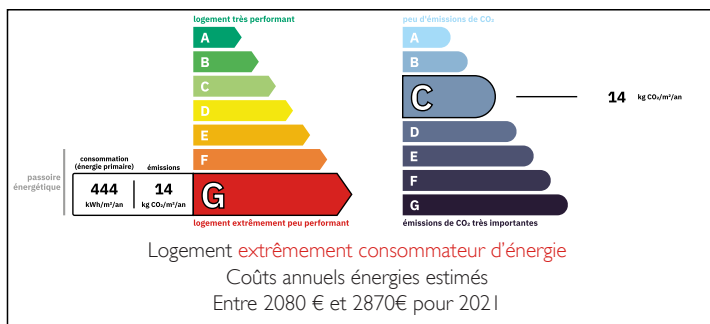
This village house will appeal to you as a second home or your 1st purchase.

You could extend it by adding an extra bedroom in the attic.

The house comprises a kitchen, lounge, 2 bedrooms, shower room and attic for conversion. Separate garden 5 mins from the house.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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: 580 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming village house, ideal as a second home or first-time buyer:

Versatile use: This house is ideal as a second home for holidays or as a first purchase for those looking for a pied-à-terre.

Potential for extension: The attic offers the possibility of extending the house by adding an extra bedroom or converting a space to suit your needs and preferences.

Interior layout :

Kitchen: A functional kitchen for preparing meals.

Living room: A comfortable living space for relaxing and entertaining guests.

2 bedrooms: Two bedrooms offering a restful space for the occupants.

Shower room: A shower room with toilet and shower.

Convertible attic: An attic that can be converted to suit your plans, whether for an extra bedroom, office or leisure space.

Separate garden : Just 5 minutes from the house, you'll find a separate garden where you can enjoy nature, grow flowers or vegetables, or simply relax in the fresh air.

This village house offers a warm, authentic living environment, with the option of adding your own personal touch by converting the attic to suit your needs. Its separate garden nearby adds an extra dimension to this property, providing an outdoor space to enjoy the fine weather and tranquillity of the village.

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