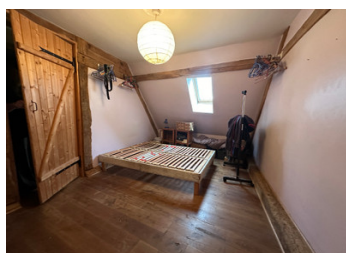
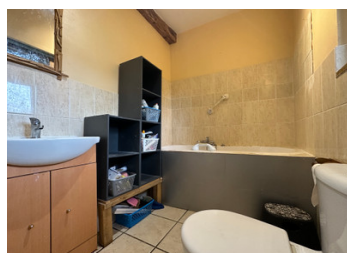


Nicely presented 2 bedroomed property in the centre of a large hamlet near St Pierre de Frugie, Dordogne



INFORMATION

Town:	Saint-Pierre-de-Frugie
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	112.5 m2
Plot Size:	1588 m2

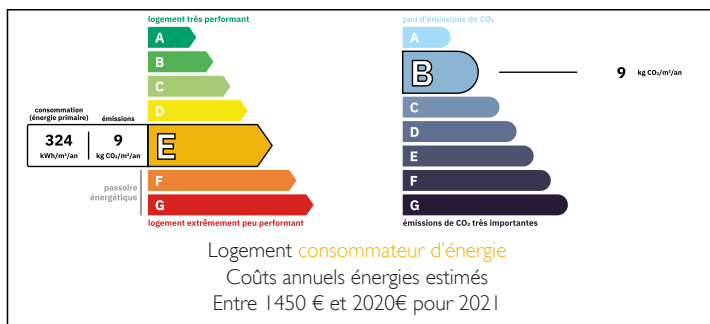


IN BRIEF

St Pierre de Frugie is a charming and picturesque village located in the heart of the Dordogne region in southwestern France. Known for its tranquil atmosphere and rich natural beauty, the village offers an authentic taste of rural French life, surrounded by lush forests, rolling hills, and scenic countryside. The area is perfect for nature lovers, with abundant opportunities for hiking, cycling, and exploring local wildlife.

Local amenities are modest but sufficient, with nearby markets, restaurants, and artisanal shops providing a taste of the region's rich culinary heritage, particularly the renowned Dordogne cuisine.

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.



DESCRIPTION

Upon entering the property, you step into the kitchen, which features an ornate fireplace to one side and a variety of fitted kitchen units. The exposed stonework adds rustic charm to the room, which is heated and cooled via an air source heat pump. To the right of the kitchen is a versatile space that could serve as a home office or small bedroom. On the left, there is a bathroom equipped with a sink, bathtub, and WC, with an additional WC located in a separate area housing the electric hot water tank.

Moving further through the property, you will discover a spacious lounge at the rear, with doors leading out to the front terrace. This room is heated by a pellet burner, creating a warm and cozy atmosphere.

The upper level of the home features two bedrooms and a mezzanine bedroom, ideal for flexible living arrangements. Additionally there is a bedroom built into the eaves above the lounge enjoys natural light from a large Velux window.

The property has undergone significant recent updates, including new double glazing, shutters, and a new roof installed in 2019, ensuring modern comfort and energy efficiency throughout. There is a pretty front garden and a large lawned area at the back with plenty of parking to the side of the house.

Lots more photos available on request

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

LOCAL TAXES

Taxe habitation: EUR

NOTES