

Charming Stone Village Property Immaculately Renovated, 2 min walk to village centre with all amenities.

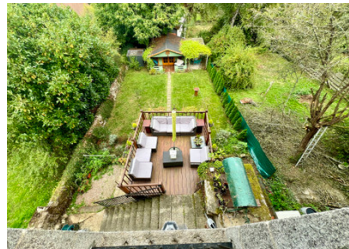


INFORMATION

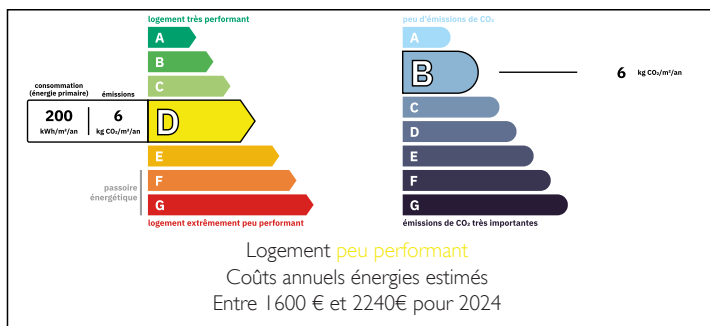
Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	155 m2
Plot Size:	486 m2

IN BRIEF

Located in the heart of a picturesque lively village, this beautifully renovated property combines both character and charm while offering unparalleled modern comfort. Seamlessly blending historical authenticity with high-quality contemporary finishes, this home provides an exceptional living environment just steps away from all essential amenities in the village



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

This attractive village property offers a peaceful and private retreat, despite being located centrally. You are welcomed into a bright, sunny courtyard through a secure gate, where there is ample parking for two cars. The courtyard also features a convenient storage area for wood and plenty of space for outdoor seating, perfect for relaxing or entertaining.

Upon entering the property, you're greeted by a spacious hallway (12.7m²) that leads you into the heart of the home. The modern, light-filled kitchen and dining area (16m²) serves as a central hub, offering ample cupboard space for storage and functionality. Adjacent to the kitchen, you'll find a practical storage and laundry room (7.4m²) and a separate shower room with a W.C. (3.8m²), adding convenience and efficiency to the home.

The cosy lounge, measuring a generous 33m², features a wood burner, creating a warm and inviting atmosphere. From here, you have access to the back terrace and garden, providing additional outdoor space to enjoy.

Upstairs, you'll find a bright and welcoming mezzanine (27m²), perfect for relaxing or setting up a cozy reading nook. Off the mezzanine are two well proportioned bedrooms (13.9m² and 12.3m²), each with its own ensuite — one with a shower and WC, the other with a bath and WC. There's also a lovely single room/office (6.5m²), ideal for work or hobbies, and a separate WC (3m²) with access to the attic. The mezzanine has ample space for bookshelves, a desk, or even a drum kit if...

LOCAL TAXES

Taxe foncière: 1550 EUR

Taxe habitation: EUR

NOTES