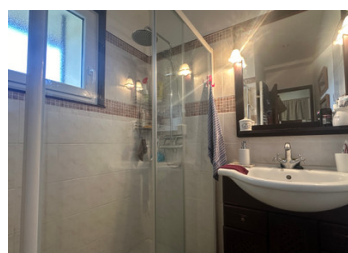


## 3 Bedroomed hamlet property with beautiful countryside views



## INFORMATION

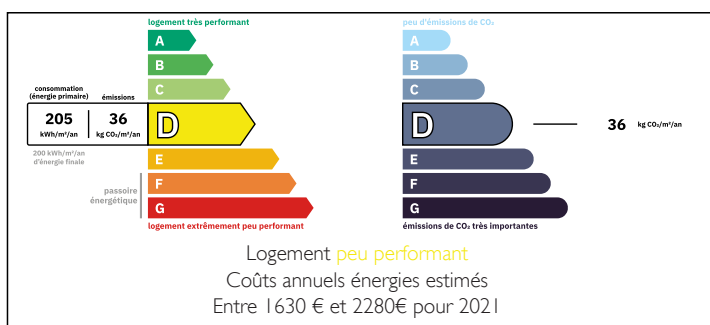
Town:	Saint-Priest-les-Fougères
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	715 m2

## IN BRIEF

Saint-Priest-les-Fougères is a picturesque commune in the Dordogne department of Nouvelle-Aquitaine, southwestern France. Nestled in a serene rural setting, it is known for its lush greenery and tranquil landscapes, with rolling hills, dense forests, and traditional French countryside charm. The area boasts a rich history, reflected in its quaint architecture, including rustic stone houses and historical churches. Its proximity to the Parc Naturel Régional Périgord-Limousin makes it an excellent spot for nature enthusiasts, offering opportunities for hiking, cycling, and exploring local flora and fauna.

The village is also noted for its friendly community and peaceful atmosphere, ideal for those seeking an escape from urban life. Local traditions and a slower pace of life define the spirit of Saint-Priest-les-Fougères, providing visitors and residents alike a chance to immerse themselves in authentic French rural culture. Its charm lies in its...

## 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

Step into this charming property, starting with the cozy living room, complete with a log-burning stove and a characterful feature fireplace. To your right, you'll find the first bedroom, currently utilized as a study, offering versatility for your needs.

From the living room, proceed into the spacious dining room, where a glazed door opens onto the inviting back terrace – perfect for outdoor dining or relaxing in the sun whilst enjoying the fabulous countryside views.. The adjacent kitchen boasts a wide range of fitted units, providing ample storage and workspace. A convenient storage room, accessible from the kitchen, serves as an ideal spot for a washing machine and tumble dryer.

The ground floor also features a stylish shower room, complete with a large Italian shower and sink, plus a separate WC for added convenience.

Upstairs, nestled in the eaves, are two charming bedrooms, offering a cozy retreat with unique character. This delightful home combines comfort, practicality, and rustic charm – a perfect blend for modern living.

The property is predominantly double-glazed. It benefits from oil-fueled central heating, providing consistent warmth during the colder months, complemented by a charming log-burning stove in the living room that adds both coziness and character.

Significant updates have been made to the property to enhance its longevity and functionality. The roof tiles were fully replaced in 2024. Additionally, a modern micro-station fosse septique has been newly installed.

These updates, combined with the property's charming features and...

## LOCAL TAXES

Taxe foncière: 470 EUR

Taxe habitation: EUR

## NOTES