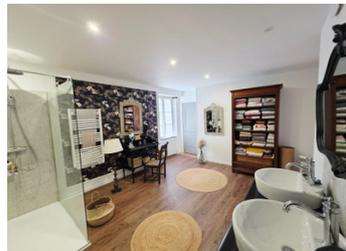


Beautiful traditional house with land in the heart of the village of Cendrieux in Périgord Noir.



INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	194 m ²
Plot Size:	800 m ²

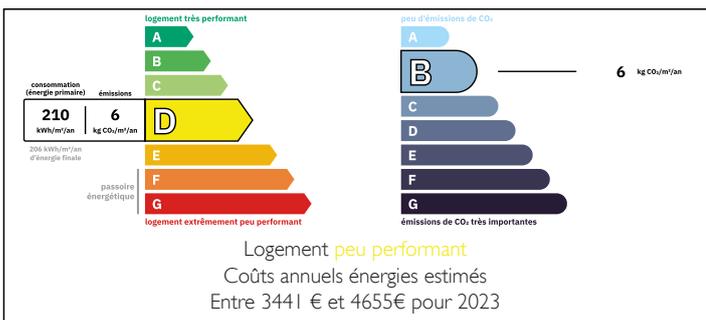


IN BRIEF

In a peaceful setting, this spacious 194 m² house stands on a generous 800 m² plot. It features six well-appointed rooms, including three comfortable bedrooms ideal for relaxing. The interior, in good condition, offers a pleasant, bright living environment, favored by a south-western exposure that floods the spaces with natural light throughout the day. The new heating system guarantees energy-efficient living.

The layout of the rooms is designed to maximize comfort, with two bathrooms and three toilets, making daily life easier for a family. The house has a cellar and an outbuilding, perfect for storage. The property also has private parking spaces.

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 village house offers a number of attractive features for residents. Located in a quiet, peaceful setting, this neighborhood enjoys close proximity to nature, offering green spaces ideal for walks and outdoor activities. The village also boasts a post office, grocery store, tobacconist, bread shop and restaurant. Ideal for families and those seeking a haven away from urban nuisance. What's more, the local community seems close-knit, promoting a sense of belonging and security.

The property comprises

Ground floor:

- Entrance hall
- WC
- Dining room with terracotta floor tiles, 16 m².
- Living room with fireplace and wood burner. 27 m²
- Kitchen. 20 m²
- Storeroom 10 m²
- Boiler room with pelet boiler. 13 m²
- Outbuilding 13 m² (including the old village bread oven of 16 m².)

First floor :

- Mezzanine 8 m²
- 2 bathrooms 15 and 8 m².
- 3 bedrooms, one with balcony. 34, 34 and 12 m².
- Corridor 3.4 m².

Cellar approx. 10 m²

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

LOCAL TAXES

Taxe foncière: **787 EUR**

Taxe habitation: **EUR**

NOTES