

Detached south facing 4 bed property, private, centre of village, countryside views, ideal lock-up -Dordogne



INFORMATION

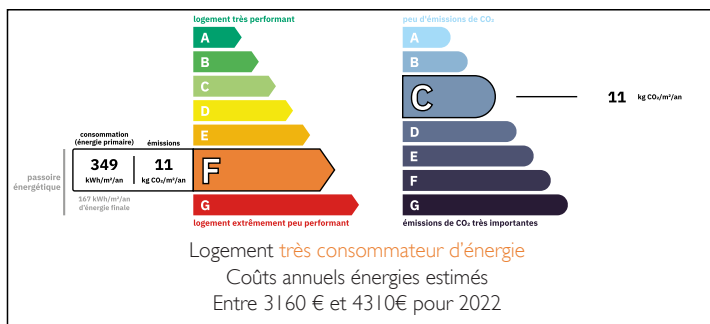
Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	388 m2

IN BRIEF

Nestled in the heart of a picturesque village, this delightful 4 bedroom property offers a perfect blend of character and potential. Featuring exposed beams and stone walls, the home retains plenty of original charm while providing a comfortable living space.

A private countryside setting for nature lovers with many walking trails.

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 habitation: EUR

NOTES

DESCRIPTION

The accommodation includes a spacious ground floor bedroom, ideal for those who prefer single-level living or as a guest room. The remaining three bedrooms are located on the first floor.

Though the property is fully habitable, it could benefit from some updating, providing a wonderful opportunity to personalise the space. Recent improvements include double-glazed doors and windows on the ground floor (2021) with the addition of a wood burner in the living room, enhancing energy efficiency while maintaining the home's traditional appeal. The property benefits from mains drainage and electric radiators. The roof was cleaned in 2024.

The south facing garden is low-maintenance and fully enclosed, an outdoor space perfect for relaxing or enjoying al fresco dining. With stunning 180-degree views of the rolling countryside, this tranquil spot offers a peaceful escape.

The property is ideally located in the center of the village, just a short stroll from the local bar which, holds community activities, making it an excellent choice for those seeking both a rural setting and community convenience.

This charming house offers great potential for anyone looking to create a home full of character or, a lock-up and leave.

HOUSE 120m2

Ground floor:

KITCHEN 15,28m2 (3,86m x 3,96m) range of 1970s kitchen units, door to front aspect garden, side window, door to WC and bathroom.

LIVING ROOM 32,35m2 (5,25m x 5,9m) fireplace with wood burner, exposed stone walls and beams, tiled floor, door to front garden, 2 x windows to rear aspect, door to bedroom...