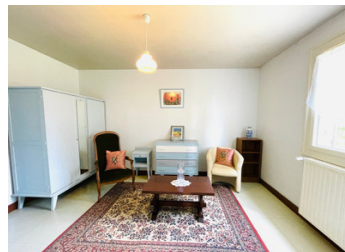


Characterful house with workplace and spacious garden



INFORMATION

Town:	Rouffignac-Saint-Cernin-de-R
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	141 m2
Plot Size:	32748 m2

IN BRIEF

Welcome to this stunning home where character and comfort meet in a solid construction. This well-maintained home offers space, tranquility, and modern amenities in an ideal setting.

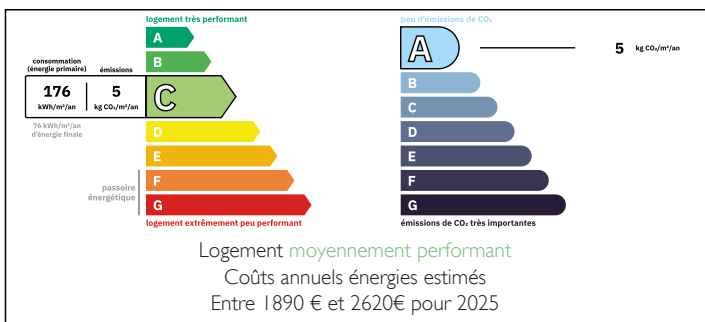
The house has 3 to 4 bedrooms, perfect for a growing family or for additional space for guests or a home office.

Beneath the house is a basement with a garage, providing ample storage and convenience for your vehicle. Modern geothermal heating provides energy-efficient and environmentally friendly heat, ensuring a pleasant indoor climate year-round.

A spacious garden with space for a swimming pool (and a pony) is perfect for relaxing, gardening, or outdoor activities.

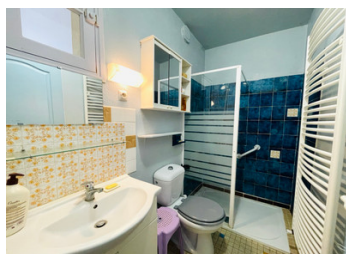
The spacious workshop with storage provides the ideal space for hobbies, crafts, or additional storage. Quietly located, yet close to all amenities.

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

DESCRIPTION

This characterful house offers a unique opportunity for those seeking a comfortable and spacious base with forward-looking amenities. Make this your new home and experience the perfect balance of tranquility, space, and proximity to amenities.

Contact us now for more information

Basement/Garage

– Total available interior space:

60.54 m²

– Total Carrez Law area:

58.74 m²

Ground Floor

– Total available interior space:

61.66 m²

- Total Carrez Law area:

59.43 m²

First Floor

– Total available interior space:

47.87 m²

– Total Carrez Law area:

24.83 m²

Workshop: 68m²

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

NOTES