

## Beautifully renovated town house

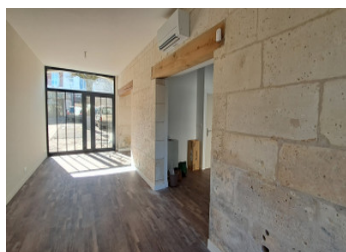
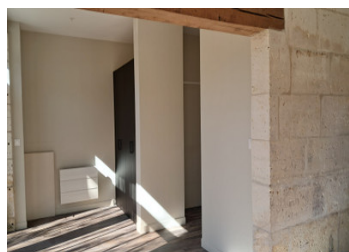


## INFORMATION

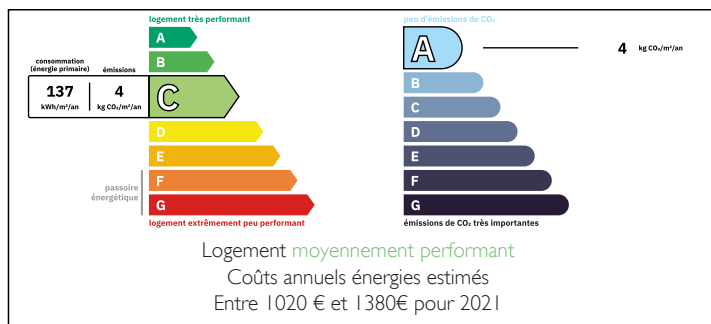
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	112 m2
Plot Size:	40 m2

## IN BRIEF

UNDER OFFER - Charming, fully renovated village house with approx. 110 m<sup>2</sup> of living space, located on the market square. It offers a bright living space with stone walls and exposed beams, a kitchen, cupboards, separate toilet, elevator and access to the garden. Two large glass doors open directly onto the square. Upstairs are two bedrooms, two shower rooms, a summer room and an elevator. An attic above with the possibility of conversion. A modern outside staircase completes this property, combining authenticity and contemporary comfort.

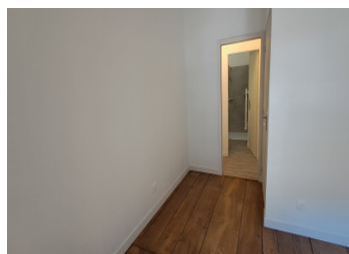


## ENERGY - DPE



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

Beautifully Renovated Village House with Character and Modern Comfort – Mareuil en Périgord

Nestled in the heart of the charming and vibrant village of Mareuil en Périgord, this elegantly renovated stone house offers approximately 110 m<sup>2</sup> of comfortable living space, seamlessly blending historic charm with modern convenience. Positioned directly on the village's picturesque market square, this home places you at the centre of a welcoming community, just a short walk from everything you need for daily life.

On the ground floor, the property opens into a bright and spacious living area with exposed stone walls, original wooden beams, and two large glass doors that bring in abundant natural light and offer direct views onto the lively square. The layout includes a kitchen, a separate toilet, and a private elevator providing access to both levels. To the rear, you'll find a peaceful enclosed garden, perfect for outdoor dining or relaxation, with direct access from inside.

Upstairs, the house offers two comfortable bedrooms, each with en suite shower room and WC, plus a pleasant summer room, perfect as a reading corner, guest room or workshop. An attic with a floor area of 50m<sup>2</sup> could be converted into an additional room with the necessary permissions from the relevant authorities.

The elevator connects the upper floor for added comfort and accessibility. A modern exterior staircase adds a contemporary architectural touch and provides an alternative entry to the upper level.

Mixed heating system with A/C and radiators  
Mains drains

The home is situated...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES