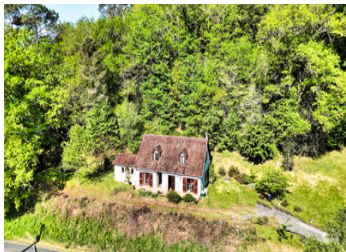


Charming, well-built house just 3 km from a village with shops, offering lovely views

## EXCLUSIVE



## INFORMATION

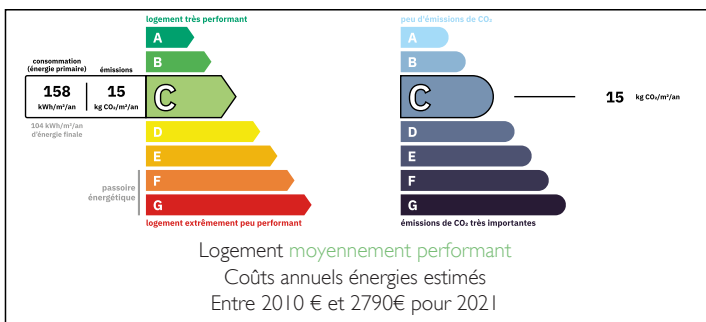
Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	96 m <sup>2</sup>
Plot Size:	3800 m <sup>2</sup>

## IN BRIEF

Nestled on a large, mostly wooded plot of 3,919 m<sup>2</sup>, this 96 m<sup>2</sup> house offers a peaceful and private living environment. Built in 1984 with aerated concrete blocks on a ventilated crawl space, it comprises five rooms, including four spacious bedrooms — ideal for accommodating a family. The two bathrooms and two toilets provide additional everyday comfort.

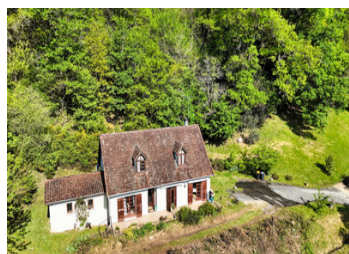
The south-west facing aspect ensures plenty of natural light throughout the day, creating a warm atmosphere in the living spaces. Although located away from public transport, the house benefits from a serene, unoverlooked environment, perfect for those seeking peace and privacy.

## 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

Nestled on a spacious 3919m<sup>2</sup> plot, this 96 m<sup>2</sup> house offers a peaceful and private living environment. Built in 1984, it comprises five rooms, including four generously sized bedrooms—ideal for accommodating a family. Two bathrooms and two toilets provide added everyday comfort.

The southwest-facing orientation ensures beautiful natural light throughout the day, creating a warm and inviting atmosphere in the living areas. Although set away from public transport, the house enjoys a serene, secluded setting with no overlooking neighbors—perfect for those seeking peace and privacy.

Some refreshing is needed to restore its full charm and adapt it to modern tastes. The property offers great potential for renovation and customization, giving you the freedom to create a true family haven.

This property presents an excellent opportunity for buyers in search of space and tranquility. With its generous grounds, there is also potential for outdoor enhancements—such as a garden, terrace, or even a pool. A rare find for nature and serenity lovers.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES