

Character filled stone house in central market town location with courtyard garden - Dordogne



INFORMATION

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| Town: | Excideuil |
| Department: | Dordogne |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 79 m2 |
| Plot Size: | 39 m2 |

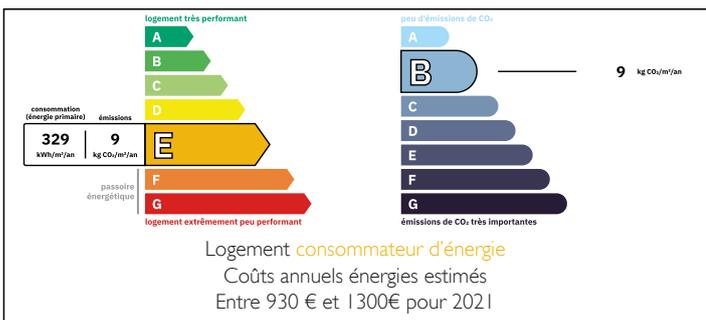
IN BRIEF

Nestled in a peaceful location just a short stroll from the heart of Excideuil, this delightful stone home beautifully blends timeless character with everyday convenience. Rich in old-world charm, the property features two impressive stone fireplaces, two bedrooms, and a private, walled courtyard garden—perfect for relaxing or entertaining.

Excideuil is a market town beloved by both locals and visitors and has excellent amenities, including cafes, schools, doctors, and a hospital—all within easy reach.

Whether you're seeking a charming main residence or a low-maintenance lock-up-and-leave retreat, this inviting home offers the best of both worlds.

ENERGY - DPE



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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

Brimming with character, this charming property features exposed stone walls, timber beams, elegant wood flooring, and grand, ornate fireplaces that add warmth and timeless appeal. Connected to mains electricity, water, and drainage, the home is fully habitable, offering immediate comfort while still providing the opportunity to personalise and make it your own. Fibre-optic internet is also available in the area, ensuring modern connectivity in a beautifully traditional setting.

HOUSE

Ground floor:

Entrance into LOUNGE 19,2m² (5m x 3,84m) lowest beam height 2,8m, Fireplace with wood burner, exposed stone walls with ancient bread oven feature, stairs to 1st floor, wood flooring, door and window to front aspect.

KITCHEN 16,38m² (4,68m x 3,5m) lowest beam height 2,9m, grand stone fireplace with wood burner, fitted units, front aspect.

UTILITY and store area 2,1m² (1,26m x 1,68m)
Separate WC 1,5m² (1,21m x 1,28m)

First floor:

Landing 2,67m²

BEDROOM 1 - 26,67m² (4,85m x 5,5m) lowest beam height 2,79m, fireplace, wood burner, dual aspect.

BEDROOM 2 - 10,65m² (3m x 3,55m) front aspect, door and staircase to loft.

BATHROOM - 3,78m² (2,1m x 1,8m) WC, bath with shower attachment, hand basin with vanity unit, laminate flooring.

LOFT - insulated at floor level.

EXTERIOR:

39m² private, low-maintenance, enclosed walled courtyard garden with mature palm tree (40 metres from house).

DISTANCES TO:

LOCAL TAXES

Taxe foncière: **567 EUR**

Taxe habitation: **EUR**

NOTES