

Ref: A37324TP24

Price: 350 000 EUR

agency fees to be paid by the seller

### Authentic French Périgord stone house, Bright, Romantic countryside retreat - Rare opportunity





# INFORMATION

Le Buisson-de-Cadouin Town:

Department: Dordogne

Bed: 5

2 Bath:

Floor: 158 m<sup>2</sup> Plot Size: 6180 m<sup>2</sup>





## IN BRIEF

Rare Opportunity - Don't Miss Out!

Looking for a charming stone-built Périgourdine to refresh, nestled in the heart of the Dordogne Valley?





This 158 m<sup>2</sup> Périgourdine-style stone house could be what you are looking for. This home offers generous spaces, abundant natural light, high ceilings, a stunning landscaped garden with pool potential in an ideal location at the edge of town.



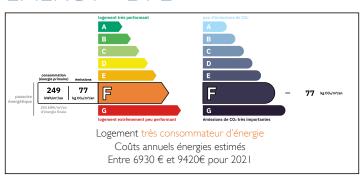


Enjoy a peaceful, green, and residential setting with all amenities within easy reach!

#### Ground floor layout:

Entrance hall, spacious & bright 43 m<sup>2</sup> reception room with a beautiful fireplace, separate 13 m<sup>2</sup> kitchen, 21 m<sup>2</sup> master suite with bathroom and a guest WC.

**FNFRGY - DPF** 



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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.

At your service for your real estate project

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# LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

## DESCRIPTION

Rare Opportunity - Don't Miss Out!

Looking for a charming stone-built Périgourdine to refresh in the heart of the Dordogne Valley?

This exciting renovation project, requiring only light updates such as wallpaper, paint and new windows, offers you the chance to blend traditional architecture with contemporary style—tailored to your own tastes.

Located in Le Buisson-de-Cadouin, at the crossroads of the Périgord Noir and Périgord Pourpre, this town lies equidistant from the region's three main hubs: Périgueux, Bergerac and Sarlat.

The village offers the charm of a lively community between river and forest, in a sought-after area renowned for its historic heritage, gastronomy and multicultural atmosphere. You'll also enjoy the abundance of outdoor activities and nearby natural and cultural treasures.

The great 12th-century Cadouin Abbey, a UNESCO World Heritage site, is nearby.

Ideally located on the edge of town in a quiet, green and residential environment, the property is just a short walk from all amenities.

Ground floor layout:

Entrance hall

Spacious & bright 43 m² living room with a beautiful fireplace

Separate 13 m<sup>2</sup> kitchen

21 m<sup>2</sup> master suite with bathroom

Guest WC

Upstairs:

3 bedrooms (13  $m^2$ , 12  $m^2$ , 11  $m^2$ )

9m<sup>2</sup> Office

Shower room with WC

#### Bonus: