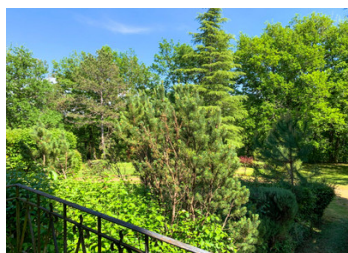
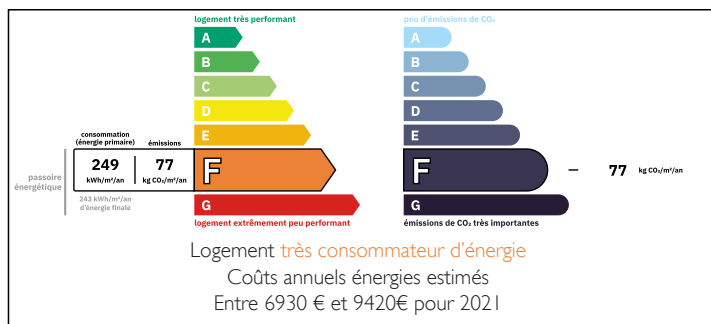


Authentic French Périgord stone house, Bright, Romantic countryside retreat - Rare opportunity

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Le Buisson-de-Cadouin
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	158 m2
Plot Size:	6180 m2

## 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.

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.

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 m<sup>2</sup> 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<sup>2</sup>, 12 m<sup>2</sup>, 11 m<sup>2</sup>)

9m<sup>2</sup> Office

Shower room with WC

Bonus :