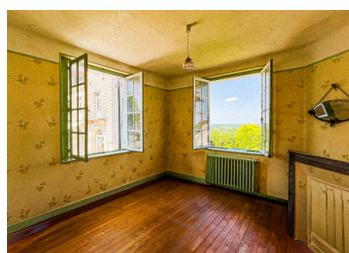
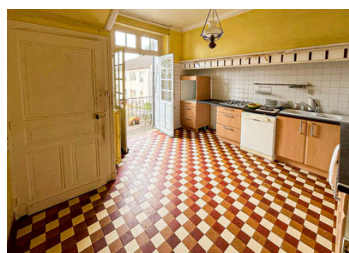


## Authentic village house with character in Rouffignac-Saint-Cernin-de-Reilhac (24)



## INFORMATION

Town:	Rouffignac-Saint-Cernin-de-Reilhac
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	143 m <sup>2</sup>
Plot Size:	332 m <sup>2</sup>

## IN BRIEF

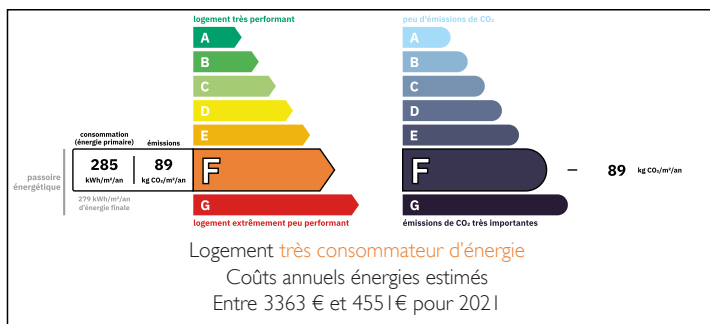
In Rouffignac-Saint-Cernin-de-Reilhac (24580), discover this authentic village house full of charm.

With 140 m<sup>2</sup> of living space, it offers 5 bedrooms, including one on the ground floor, a large bright living room of 35 m<sup>2</sup>, an independent kitchen, and beautiful oak wood floors. Ceiling heights of up to 3.00 meters add a true sense of elegance.

The private garden, rare and discreet in town, completes this unique package. You'll also find over 60 m<sup>2</sup> of basement space ideal for a workshop or storage, plus 45 m<sup>2</sup> of convertible attic.

A genuine renovation project with great potential! Stone walls, wooden floors, fireplaces in every room, just steps from amenities... A character-filled home waiting to be discovered!

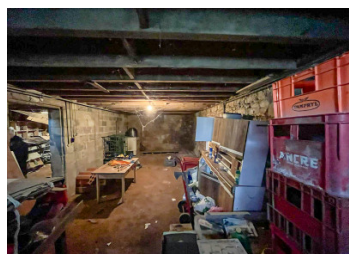
## ENERGY - DPE



Some work is needed (heating, insulation), but the

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

Perched on one of the highest hills in the Périgord Noir, this authentic and lively village offers a discreet charm: stone alleyways, a 12th-century Romanesque church rebuilt after the war and recognized with a "20th Century Architectural Heritage" label, and a "Green Resort" certification.

Just steps away, the "Grotto of 100 Mammoths," open to the public via a small electric train, takes you back 11,000 years in time.

The house offers around 140 m<sup>2</sup> of living space, plus more than 60 m<sup>2</sup> of basement and over 45 m<sup>2</sup> of usable attic space. The whole is situated just a short walk from the village center's amenities, while benefiting from a peaceful and open environment.

On the ground floor, the house is organized around a large 35 m<sup>2</sup> living room flooded with natural light, featuring solid oak flooring and ceilings nearly 3 meters high. This generous space invites conviviality and lends itself perfectly to opening up into the adjoining 10 m<sup>2</sup> kitchen. Reconfiguring the layout could create a modern, open-plan living area of over 45 m<sup>2</sup>, while preserving the character of the old. On the same level, a beautiful 20 m<sup>2</sup> bedroom completes the ground floor, ideal as a master suite or to expand the living room and kitchen.

Upstairs, the landing leads to four comfortable bedrooms, all over 10 m<sup>2</sup>. Here again, the charm of the old is evident thanks to quality parquet floors and ceiling heights of about 2.8 meters. A bathroom with window and a separate WC...

## LOCAL TAXES

Taxe foncière: 1600 EUR

Taxe habitation: EUR

## NOTES