

Absolutely stunning hamlet property & 2 Guesthouses that have been lovingly renovated to a very high standard.

EXCLUSIVE



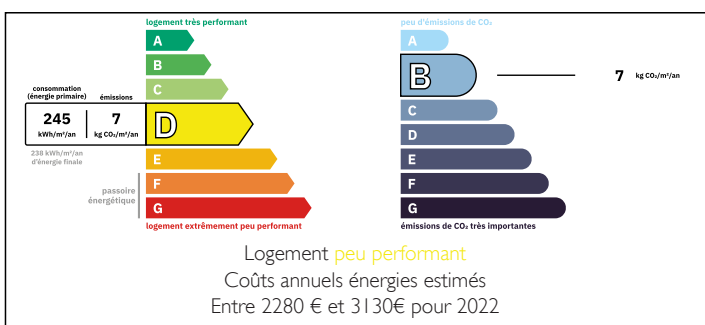
INFORMATION

Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	6840 m2

IN BRIEF

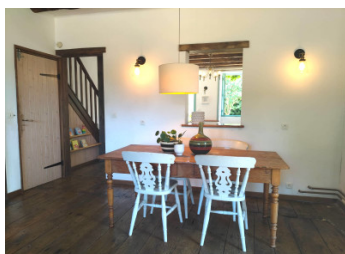
Nestled in a well-maintained and highly desirable hamlet on the edge of the lush green national forest, this beautifully renovated four-bedroom, two-and-a-half-bath home offers the perfect blend of privacy, character, and modern comfort. Set on a tranquil 3-acre plot with stunning forest views, the property provides a peaceful escape while remaining close to local conveniences.

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

The main residence has been thoughtfully updated, including the installation of upgraded central heating, while retaining its original charm. Spacious and light-filled, the home is ideal for a family or those looking to accommodate guests in comfort.

A standout feature is the large two-storey concrete-floored barn/workshop, offering ample space for hobbies, storage, or future conversion possibilities. In addition, two fully restored guesthouses offer excellent income potential or private accommodation for visiting friends and family. The exteriors have been renovated to a high standard, with interiors left ready for the new owner to complete to their own taste.

The property is located in the vibrant village of Piégut-Pluviers, known for its popular weekly farmers market every Wednesday. Within walking distance, you'll find a full range of amenities including grocery stores, nine restaurants, two bakery/pâtisseries, cafés, pharmacy, and more.

For additional services, the larger town of Nontron is just 11 km away (approximately a 15-minute drive). The cities of Angoulême and Périgueux, both within a 45-minute to 1-hour drive, offer high-speed rail links and broader services. Limoges International Airport is also under an hour away, ensuring easy travel connections year-round.

This exceptional property presents a rare opportunity to enjoy the charm of the Dordogne countryside with the added benefits of income potential and modern upgrades.

LOCAL TAXES

Taxe habitation: EUR

NOTES