

Charming 3 bedroom Stone House, Detached Double Garage and Garden. Peaceful and private setting - Dordogne

EXCLUSIVE



INFORMATION

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| Town: | Sarrazac |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 67 m2 |
| Plot Size: | 961 m2 |

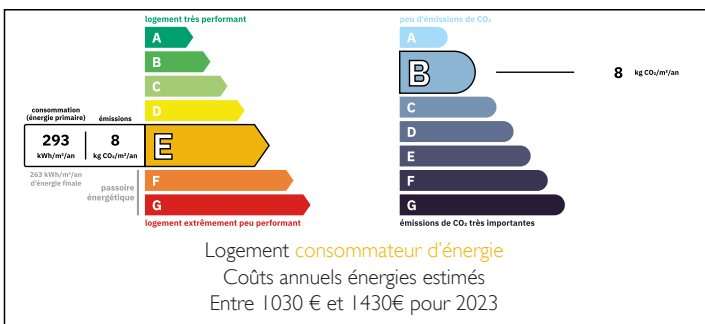
IN BRIEF

Tucked away in a tranquil and private location in the Périgord Vert, this delightful 3-bedroom stone house sits at the heart of its own garden, offering a peaceful retreat just 7 minutes from a lively market town with all amenities, including shops, restaurants, services and a train station.

The property features a characterful main house with original stonework, providing comfortable living space with three bedrooms, perfect for a permanent home or a holiday getaway. A standout feature is the 50 m² detached double garage, which—subject to permissions—could be converted into a guest house, gîte, or studio, offering excellent potential for additional accommodation or rental income.

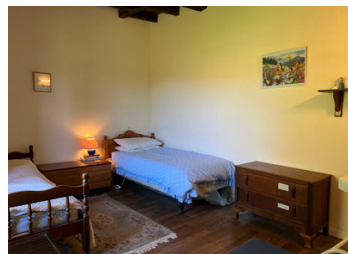
Surrounded by its own garden, the setting is both serene and private, ideal for those seeking countryside charm without complete isolation. An ideal opportunity for anyone looking to enjoy a quiet

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

This delightful stone house, full of charm and character, is set in the middle of its garden in a peaceful and private location, just 7 minutes from a bustling market town with all amenities.

In good habitable condition, the property offers a warm, welcoming atmosphere with rustic beams, beautiful wood flooring, and charming little windows with traditional shutters. The heart of the home is a cosy living area featuring an inglenook-style fireplace with a wood-burning stove, providing a lovely focal point and efficient heating throughout the house.

The layout is ideal for a range of needs:

On the ground floor, there are two bedrooms, a shower room, and a separate toilet—perfect for those who prefer or require single-level living.

Upstairs, a spacious landing/seating area leads to a third bedroom and a family bathroom, offering privacy and flexibility.

Outside, the property benefits from a large 50 m² detached double garage with two separate doors and a first-floor storage area. With the necessary permissions, this could make a fantastic guest house or holiday rental, adding real value and potential to the property. The garage roof was replaced in 2012 and is in good condition.

LOCAL TAXES

Taxe foncière: 399 EUR

Taxe habitation: EUR

NOTES

A low-maintenance and comfortable home that is ready to enjoy, though some light updating could further enhance the space.

HOUSE

GROUND FLOOR:

Living area/Kitchen 24m² (chimney with wood-burner, corner kitchen, terracotta tiled flooring, dual aspect, beams, staircase to 1st floor, ceiling height 2.84m).

Passage through to:-

Separate WC 1.69m²

Shower room 1.52m²

Bedroom 1 - 11.47m² (wood floor, beams, hand