

Single-storey house in excellent condition offering 102 m of living space with a 1800 m garden



INFORMATION

Town:	Prignonrieux
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	1801 m2

IN BRIEF

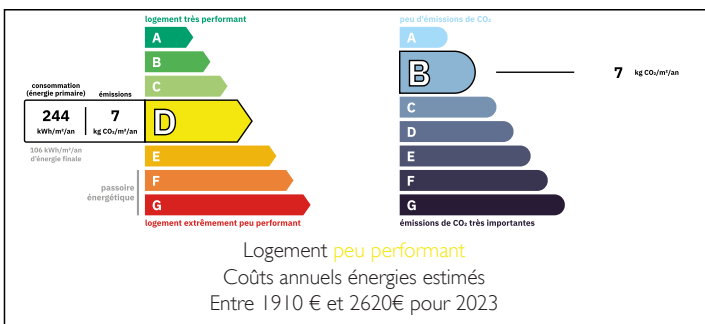
In a quiet residential setting, just steps from shops and local services, this impeccably maintained single-storey home offers 102 m² of living space designed for everyday comfort.

The main living area features a bright and spacious 32 m² lounge, extended by a fully equipped modern kitchen. The night area includes three bedrooms, one of which is a master suite with an Italian-style shower, double vanity, and private WC. A second bathroom with an Italian-style shower and double vanity, along with a separate WC, completes the layout. A utility/laundry room adds further practicality.

Outside, the fully enclosed 1,800 m² garden provides a lush and private setting, perfect for relaxing or enjoying outdoor meals thanks to its dedicated barbecue area.



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.



LOCAL TAXES

Taxe foncière: 1491 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in a peaceful residential area, this impeccably maintained single-storey home offers a comfortable lifestyle just 3 minutes from the center of Prignonrieux and 5 minutes from the local Carrefour Market. Located at the end of a quiet cul-de-sac, it combines tranquility with easy access to everyday amenities. The historic center of Bergerac, with its charming streets, restaurants, and cultural attractions, is less than a 10-minute drive away. Bergerac Airport and the SNCF train station are both reachable in just 15 minutes, making travel to Bordeaux or Paris simple and convenient.

The house offers 102 m² of living space with no renovation required. It features a bright and spacious 32 m² living room, a fully equipped modern kitchen, a utility/laundry room, and three bedrooms—including a master suite with its own Italian-style shower, double vanity, and private WC. A second bathroom also includes an Italian-style shower and double vanity, along with a separate WC.

Outside, a large enclosed garden of 1,800 m² provides a private and green setting, ideal for families or nature lovers. A dedicated barbecue area invites you to enjoy relaxed outdoor gatherings in a serene atmosphere.

The property is equipped with wooden or rolling shutters, electric heating, mains drainage, and has been thoughtfully designed for everyday comfort. You can move in without lifting a finger.

This home is perfect for those seeking a turnkey property in a quiet setting, while staying connected to local shops, transport links, and the vibrant cultural life of Bergerac.

Information about risks...