

OFFER ACCEPTED -A detached 3 bedroom property with a studio style apartment. A 5 minute walk from the village.



## INFORMATION

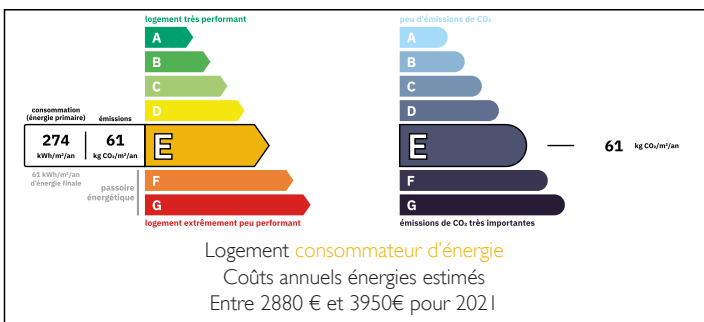
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	91 m2
Plot Size:	4060 m2



## IN BRIEF

A 3 bedroom detached property Ideally located within walking distance of the village. The property is arranged mainly on one level, featuring a spacious, light-filled interior that combines timeless design with modern touches. A separate one-bedroom studio apartment provides flexible accommodation for visiting family, live-in support, or hobbies. Set within a large, mature garden, the home offers ample outdoor space for relaxation and enjoyment. Perfectly suited to a retirement lifestyle, this property combines practicality, charm, and proximity to local amenities.

## 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 entrance to the property is through double gates on a concrete driveway. Parking for at least 2 cars and a garage below the property. The front door to the property is accessed via 4 small steps on to the balcony over looking the beautiful garden and countryside views. An entrance hall (6.2m long) leads to the KITCHEN 3.4m x 2.9m. The original sink and cupboards with more modern furnishings give this property a retro-chic style. A LOUNGE 5.2m x 3.4m is a comfy space also used for dining. Glass double doors provide lots of light to this room and open on to the balcony over looking the garden. Two double BEDROOMS are also on this level along with a separate BATHROOM 3.1m x 1.7m and a WC. A perfect living arrangement all on one level.

Stairs lead from the hallway to a basement level. Part of this space is currently used as a utility room and a garage. The other half has been renovated into a self contained apartment. A kitchenette and BEDROOM 4m x 2.9m along with BATHROOM 2.8m x 3.6m and separate WC.

## OUTSIDE

A large shed currently used for storing patio furniture and the lawn mower.

An above ground swimming pool with patio area.  
A large garden with established shrubs and flower beds. Fruit trees and other mature trees border the garden.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **998 EUR**

Taxe habitation: **EUR**

## NOTES