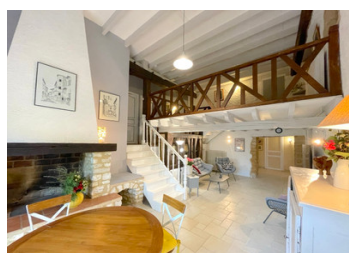
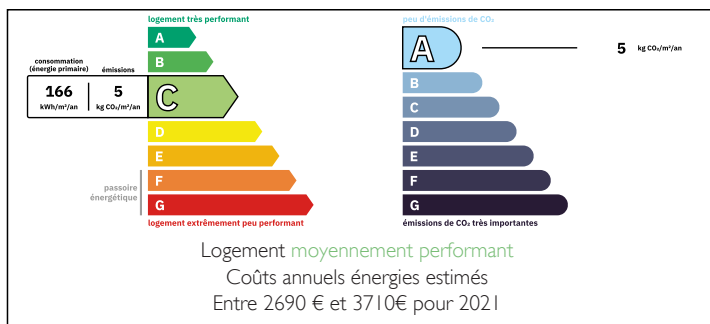


Charming Stone House in the Périgord – Authenticity and Comfort Close to Amenities



ENERGY - DPE



INFORMATION

Town:	Saint-Avit-Sénieur
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	215 m2
Plot Size:	5245 m2

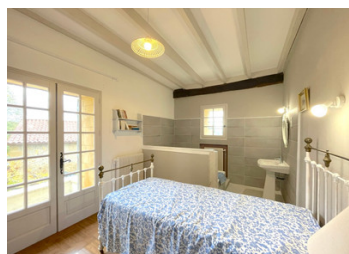
IN BRIEF

Discover this magnificent stone house, built in 1730, which combines charm and authenticity. Located just 5 minutes from local amenities, this property is a true haven of peace, enhanced by a charming courtyard with a beautiful fountain.

On the ground floor, you will be welcomed by a spacious entrance with a storage closet, as well as a large WC with laundry space. The bright living room offers an unobstructed view of a sunny terrace and the south-facing garden, perfect for enjoying sunny days. You will also find a very generous kitchen/dining room, ideal for entertaining friends and family, along with a large office for those wishing to work from home. The master bedroom features an en-suite bathroom with a shower, combining comfort and privacy. Additionally, the property boasts a spacious summer kitchen/conservatory with a view of the garden, an adjacent...

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

A large independent garage for a camper van, which can be converted into a livable outbuilding.

Upstairs, the house reveals three additional bedrooms, each with its own bathroom (two with showers, one with a bathtub), a separate WC, and a large mezzanine, perfect for a recreational or work space. Furthermore, the 36 m² attic has been recently converted and insulated, offering exceptional potential to create a luxurious master suite or additional living space.

The garden, covering more than half a hectare, is a true green oasis, featuring a well, a truffle field, a swimming pool, and a barbecue area, providing numerous opportunities to enjoy the beautiful days. On the technical side, the house is equipped with heat pump and a thermodynamic water heater, ensuring comfort and energy savings.

LOCAL TAXES

Taxe foncière: 1621 EUR

This unique property combines the elegance of Périgord style with modern amenities, creating an idyllic living environment for a family or for peaceful vacations. Don't miss this exceptional opportunity to own a home with undeniable charm!

For more information or to arrange a visit, please don't hesitate to contact us.

Measurements in square meters approximately

Kitchen : 7,4 x 4,7 = 34,8

Office : 3,9 x 3,2 = 12,5

Bedroom 1 : 4,3 x 4 = 17,2

Entreehall : 5

Toilet : 3,5

Laundry : 5

Garage : 26

Cellar : 35

Mezzanine : 15

Bedroom 2 : 15,5

Bedroom 3 : 14,8

Bedroom 4 : 13,5

Attic : 36

Covered outdoor : 27

Camper garage : 30

NOTES