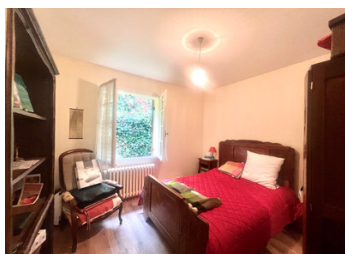
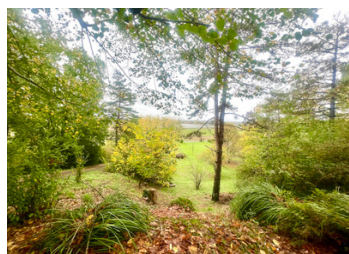


3 bedroom single-storey house on 2 acre plot with woodland and views!



INFORMATION

Town:	Saint-Antoine-de-Breuilh
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	9896 m2

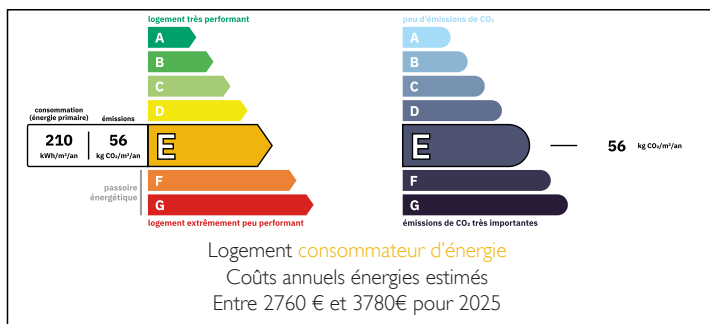


IN BRIEF

Single-storey 1970s home in an elevated south-facing position, offering panoramic views over the valley. Around 108 m² of living space including a bright living room with air conditioning and a fireplace, a kitchen opening onto a covered terrace, three bedrooms and several practical ancillary rooms. Set on nearly 1 hectare of land with a separate garage and a well.

A solid, functional property in need of refreshment or renovation, ideal for buyers wishing to personalise a home in a peaceful rural setting just 10 minutes from 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

Set in the commune of Pineuilh, this single-storey 1970s home offers an attractive south-facing position on a hillside, enjoying panoramic views across the valley and the meadow below, with woodland extending behind the property. Peaceful and rural yet only a 10-minute drive from shops, schools, supermarkets and the train station, it combines privacy with convenience.

The house offers around 108 m² of living space (136 m² total). The entrance leads into a bright 28 m² living room equipped with air conditioning and a fireplace, creating a comfortable central space for family life. The adjoining 14 m² kitchen opens onto a covered terrace—ideal for outdoor dining while taking in the views.

A hallway connects to the sleeping area, which includes three bedrooms (approx. 13 m², 10 m² and 10 m²), a family bathroom and a separate WC. The property also features several practical spaces: a 12 m² hallway, a 2 m² storage cupboard, and a 7 m² utility/boiler room housing the oil-fired central heating system with individual heating and individual hot-water supply via boiler.

Outside, the property includes a separate 28 m² garage and sits on a generous 9,896 m² plot with a well, offering many possibilities for gardening, leisure or future landscaping. A septic tank serves the house for wastewater.

While the home is fully functional, it would now benefit from updating and modernisation, making it an excellent opportunity for buyers wishing to personalise a property in a beautiful countryside setting.

A south-facing, single-storey home with panoramic views and...

LOCAL TAXES

Taxe habitation: EUR

NOTES