

Charming village house in Mialet, Dordogne – spacious living room, garden, attic to convert, close to shops



INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	47 m ²
Plot Size:	417 m ²



IN BRIEF

Charming village house in Mialet, in the heart of the Périgord Vert. Spacious entrance hall, shower room and separate WC. Large, bright living room of 34.45 m² with fitted kitchen and cosy wood-burning stove. One bedroom upstairs, plus 32 m² of attic space ready to convert into an extra bedroom with ensuite. Pleasant village garden with a small barn, ideal as a summer kitchen. Double-glazed windows, mains water, electricity and drainage. Needs a few finishing touches to become a perfect first home or holiday retreat. Quiet village surrounded by forests and lakes, with local shops, bakery, butcher, café and restaurant nearby. Close to the Barrage for walks and fishing.

ENERGY - DPE

DPE not required.

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

You step into a generous entrance hall that works beautifully as an office corner or a quiet reading space. To the left is a newly fitted shower room with a sink, and just beside it sits a separate WC. From here you move through into a spacious living room of 34.45 m², offering ample room for a lounge, a sitting area and the kitchen, which has recently been upgraded with new units. A cosy log-burning stove sits at the heart of the space, and all windows have been renovated and are now double glazed.

Upstairs is a bright bedroom of 18.3 m², along with access to the attic space of 32 m², giving you the option to create an additional bedroom and ensuite if you wish (subject to the necessary planning permissions).

Outside, the village garden offers a pleasant, manageable space along with a small barn that would make a lovely summer kitchen. The property is connected to mains drainage, water and electricity, and simply needs a few finishing touches before becoming an ideal first home or a charming holiday retreat in the much-loved village of Mialet.

Mialet rests quietly in the rolling countryside of the Périgord Vert, a peaceful Dordogne village wrapped in forests and dotted with beautiful lakes. The large reservoir, the Barrage, offers a lovely backdrop for unhurried walks and relaxed days spent fishing. Life here has an easy charm, shaped by friendly faces, local traditions and the simple pleasures of rural living. The...

LOCAL TAXES

Taxe foncière: **399 EUR**

Taxe habitation: **EUR**

NOTES