

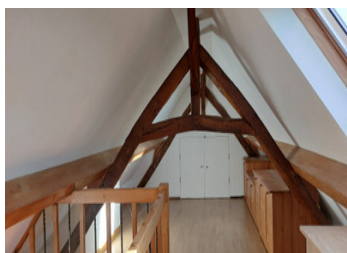
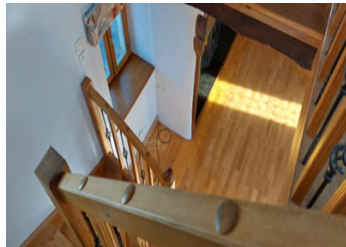
Stone house comprising living room & open kitchen, west-facing winter garden, 2 beds, 2 baths, converted attic

EXCLUSIVE



## INFORMATION

Town:	Puy-d'Arnac
Department:	Corrèze
Bed:	2
Bath:	2
Floor:	84 m <sup>2</sup>
Plot Size:	1762 m <sup>2</sup>



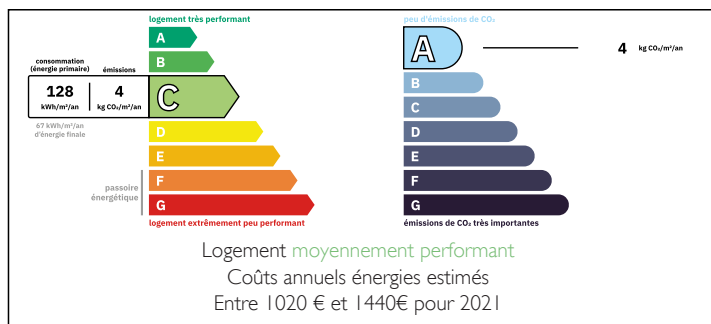
## IN BRIEF

Located on the heights of the Dordogne Valley, this stone house offers a peaceful setting and outstanding views. Bright and full of character, it is perfectly suited as either a main residence or a holiday home.

The 36 m<sup>2</sup> living area, extended by a veranda, enjoys panoramic views over the valley and is complemented by a fully equipped kitchen. The renovated attic space of 17 m<sup>2</sup> provides a versatile area with ample storage.

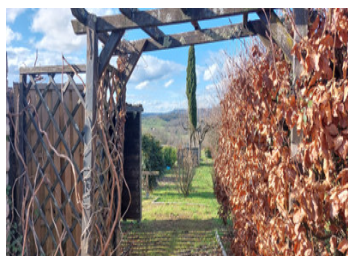
On the ground floor, the two bedrooms, each with its own bathroom, open directly onto the garden. Some light refreshing work is to be expected. A quiet environment with a garden of approximately 1,800 m<sup>2</sup>, including a storage outbuilding and a greenhouse.

## ENERGY - DPE



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## DESCRIPTION

This stone house enjoys panoramic views over the Dordogne Valley. Renovated internally, it features double-glazed windows and doors, air conditioning, electric roller shutters, and a traditional open-plan kitchen leading into the living room with a cantou fireplace. The property is immediately habitable. However, the exterior façade and the bedrooms would benefit from some light refreshing. The panoramic garden includes a greenhouse and a storage outbuilding.

Access to the house is via an external staircase leading to the main living level on the first floor. This level opens onto a welcoming, fully equipped kitchen and a spacious, very bright 36 m<sup>2</sup> living room, extended by a 12 m<sup>2</sup> veranda—ideal for enjoying the view throughout the year.

A large, traditional cantou fireplace located near the kitchen adds warmth and authentic character. From this living space, the views over the Dordogne Valley are particularly pleasant.

A narrow staircase leads down to the ground floor, where there are two bedrooms, each with its own shower room and WC. Both bedrooms have direct access to the garden, offering privacy and coolness during the summer months.

Outside, the terraced garden, complete with a garden shed, storage outbuilding, and greenhouse, opens onto open views across the Dordogne Valley. An ideal setting for gardening enthusiasts or for relaxing in a natural environment.

Approximate floor areas

Ground floor

- Bedroom 1: 13 m<sup>2</sup> with built-in wardrobe
- Shower room – WC: 6 m<sup>2</sup> with built-in storage
- Bedroom 2: 10 m<sup>2</sup>
- Shower room – WC: 3 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES