

House divided into two apartments with courtyard, within walking distance to Mareuil-en-Périgord center



## INFORMATION

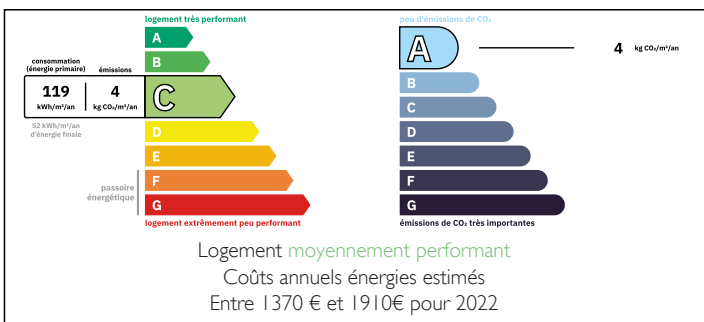
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	140 m2

## IN BRIEF

This large village property in Mareuil-en-Périgord is divided into two self-contained apartments, offering versatile living or rental opportunities. The ground floor features an entrance hall, boiler room, shower room with WC, one bedroom, and a kitchen. The first floor comprises a kitchen, living room with balcony, two bedrooms, and a bathroom with WC. The property includes a private courtyard, perfect for outdoor dining or relaxation. Centrally located, it is within walking distance of the village centre, providing easy access to local shops, cafes, and amenities. Ideal as a main residence, holiday home, or rental investment, combining practicality with the charm of rural Dordogne life.

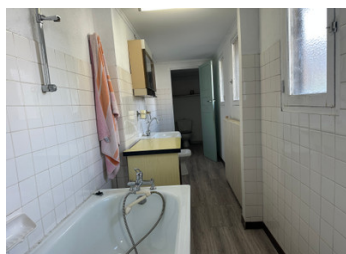


## ENERGY - DPE



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

This large village house in Mareuil-en-Périgord is divided into two self-contained apartments, offering excellent versatility as a main residence, holiday home, or rental investment.

The ground floor comprises an entrance hall (23.8 m<sup>2</sup>), which could also be used as a living room, a boiler room with the air-source heat pump, a shower room with WC, bidet, and sink, one bedroom (9.7 m<sup>2</sup>), and a kitchen (9.5 m<sup>2</sup>) with access to the courtyard from the entrance hall. In the courtyard, there are two small storage rooms, ideal for bikes or garden furniture.

The first floor includes a kitchen overlooking the courtyard (14.8 m<sup>2</sup>), a living room (19.45m<sup>2</sup>), two bedrooms (18.9 m<sup>2</sup> and 12.65 m<sup>2</sup>), and a bathroom with WC, bidet, and sink. There is also a handy area between the bathrooms that could be used as a study, dressing room, or even converted into an extra bathroom.

The property has single-glazed windows and is heated via an air-source heat pump, with a heat pump water heater providing modern comfort and efficient energy use.

Centrally located, the house is within walking distance of the village centre, with local shops, cafés, and amenities nearby. Mareuil-en-Périgord is a charming Dordogne village known for its historic character, picturesque streets, and friendly atmosphere, while remaining conveniently close to regional markets and attractions.

The property has a **\*\*DPE energy rating of C\*\***, reflecting good energy efficiency for a home of this type. Combining practicality, central location, and traditional Dordogne charm, this property represents a rare opportunity on the market.

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES