

Charming, fully restored semi-detached stone house with adjacent barn and garden



EXCLUSIVE

## INFORMATION

Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	798 m <sup>2</sup>

## IN BRIEF

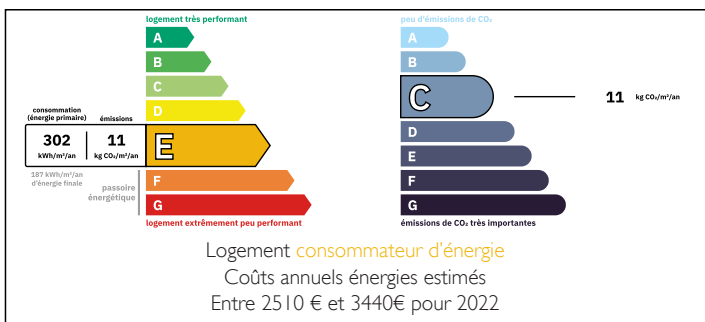
The house offers, on the ground floor, a bright and open-plan living space comprising a lounge / dining area of approximately 49 m<sup>2</sup>, ideal for entertaining, as well as a kitchen of approximately 16 m<sup>2</sup> with an adjoining pantry.

On the first floor, the sleeping area consists of three bedrooms, two bathrooms, and access to the attic, offering additional storage or further potential for conversion.

The property is further complemented by an adjacent barn of approximately 117 m<sup>2</sup> and an adjoining garden, providing many possibilities and a pleasant outdoor setting.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Located in the heart of the Périgord Vert, this property enjoys a well-preserved natural setting, renowned for its rolling countryside, woodland, lush green meadows, and its highly sought-after quality of life.

The area offers an ideal environment for nature lovers, with numerous opportunities for walking, hiking, cycling, and other outdoor activities. The Périgord Vert is also known for its rich heritage, characterful villages, local markets, and a gastronomy that highlights quality regional produce.

Both peaceful and lively, the region allows you to enjoy an authentic lifestyle while remaining close to local shops, essential services, and main transport routes. It is a particularly desirable location for a main residence, a holiday home, or a countryside lifestyle project, combining tranquillity, charm, and a gentle pace of life.

The house offers, on the ground floor, a bright and spacious open-plan living area comprising a lounge and dining room of approximately 49 m<sup>2</sup>, ideal for entertaining family and friends, with generous volumes and a warm atmosphere. This space is complemented by a functional and welcoming kitchen of approximately 16 m<sup>2</sup>, with an adjoining pantry, providing useful storage.

On the first floor, the sleeping area consists of three bedrooms, including one larger room, two bathrooms, and access to the attic, offering storage space or further potential for additional accommodation, depending on requirements.

The property is further enhanced by an adjacent barn of approximately 117 m<sup>2</sup>, offering a wide range of possible uses (garage, workshop, storage, or future project), as well as an adjoining garden,...