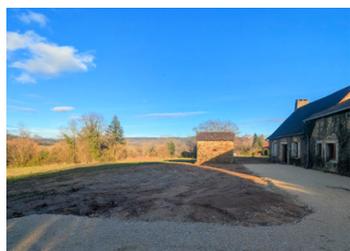


Charming village-centre cottage in sought-after village, mid-renovation awaiting your vision, panoramic views.



## INFORMATION

<b>Town:</b>	<b>Saint-Pierre-de-Frugie</b>
<b>Department:</b>	<b>Dordogne</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>170 m2</b>
<b>Plot Size:</b>	<b>1690 m2</b>



## IN BRIEF

A cottage with an attached barn, this renovation project is located in the popular village of Saint-Pierre-de-Frugie in Dordogne's Perigord Vert. Set in the very centre of the village, the property enjoys panoramic views of the local countryside to the rear with no overlook from other properties. Inside the property offers around 170m2 of usable space over 2 floors, with further options to increase living space in the attached barn. The main room on the ground floor is the ideal location for an open-plan lounge, kitchen and diner, with its original bread oven preserved as a feature. Double glazed doors open to the rear of the property to take full advantage of the wonderful views. A new septic tank installation was completed in December 2025, and the property is already connected to water and electricity. The property is...

## 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

A cottage with an attached barn, this renovation project is located in the popular village of Saint-Pierre-de-Frugie in Dordogne's Perigord Vert. Set in the very centre of the village, the property enjoys panoramic views of the local countryside to the rear with no overlook from other properties. Inside the property offers around 170m<sup>2</sup> of usable space over 2 floors, with further options to increase living space in the attached barn. The main room on the ground floor is the ideal location for an open-plan lounge, kitchen and diner, with its original bread oven preserved as a feature. Double glazed doors open to the rear of the property to take full advantage of the wonderful views. A new septic tank installation was completed in December 2025, and the property is already connected to water and electricity. The property is double glazed and the roof is in good condition.

## LOCAL TAXES

Taxe foncière: **370 EUR**

Taxe habitation: **EUR**

### GROUND FLOOR

#### MAIN ROOM (60m<sup>2</sup>)

One enters the property into this large open space ideal for open plan living. A corner for the kitchen has been chosen, with electrical wiring and the water supply already brought to this area. At one end, the original stone bread oven within the stone hearth has been preserved. In another corner, the open access to the first floor awaits the installation of a staircase.

#### SECOND ROOM (32.8m<sup>2</sup>)

Leading through from the main room to the left, this area has several waste water pipes installed to one side making it suitable for a WC, bathroom or...

## NOTES