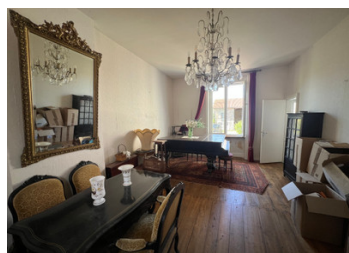


Maison de Maître with Independent Apartment, Barn & Private Parking – A Character Property Full of Potential



INFORMATION

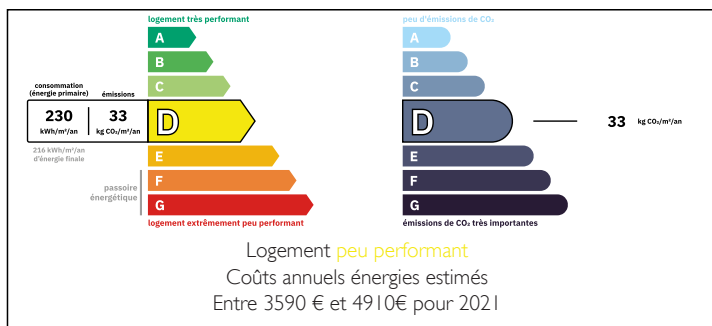
Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	197 m2
Plot Size:	672 m2



IN BRIEF

Ideally situated in the centre of Piégut-Pluviers, within easy walking distance of shops and local amenities, this character property combines generous living space with excellent potential. Its flexible layout, authentic charm and convenient village location make it suitable for a variety of projects.

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

Main House – 150 m²

The ground floor features an inviting living room with an inset wood burner, creating a warm and comfortable atmosphere. This leads naturally into the dining room and then to a bright, fitted kitchen. A shower room with WC completes this level.

Upstairs, there are four well-proportioned bedrooms, three of which have their own washbasins. This floor also includes a shower room with WC and a separate dressing room.

The second floor offers a 62 m² attic suitable for conversion, providing scope to create additional accommodation or leisure space according to your needs.

Adjoining House – 55 m²

Connected to the main property while remaining fully independent, the second house includes a spacious living area, an upstairs bedroom, a bathroom and a separate WC. It could provide comfortable guest accommodation, be converted into a holiday rental, or support a complementary professional activity.

Outbuildings and Land

The property also benefits from:

A 65 m² barn

A 51.31 m² garage

A 1,024 m² plot providing valuable outdoor space in the heart of the village

A Property with Multiple Possibilities

Offering substantial accommodation, versatile additional buildings and an excellent central location, this unusual property would make an ideal permanent residence, spacious family home or tourism-related project in a lively and sought-after

NOTES