

An authentic & charming French Country house with separate barn in a peaceful hamlet

EXCLUSIVE



INFORMATION

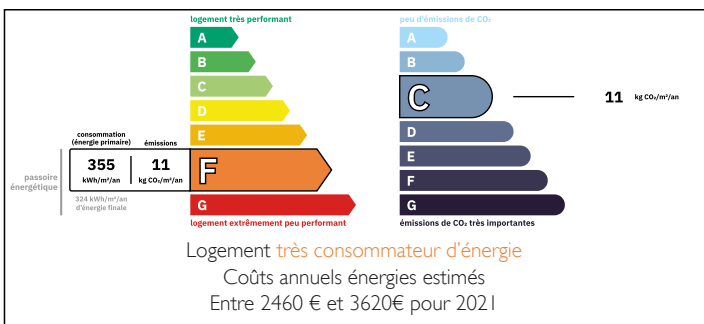
Town:	Étouars
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	158 m ²
Plot Size:	1021 m ²

IN BRIEF

A truly charming character home set in the north of the Dordogne, close to sought-after villages with all daily amenities and surrounded by peaceful countryside walks directly from the doorstep.

Carefully maintained and thoughtfully improved, the property combines authentic period charm with modern comfort. Recently upgraded double-glazed windows and doors (aluminium exterior, white PVC interior) provide excellent insulation and a refined finish while preserving the home's original character. Throughout, exposed wooden beams, traditional door surrounds, an impressive staircase and visible ceiling joists create warmth and timeless appeal.

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

Two separate entrances, one at the front and one at the rear, open into a spacious and welcoming hallway. Original terracotta tomettes run underfoot and continue throughout, immediately setting a warm and authentic tone.

To the right:

Bedroom (12.50 m²) overlooking the enclosed terraced garden

Second bedroom (12.55 m²), currently used as a dressing room but equally suitable as a guest room or home office

To the left:

Cosy living/dining room (28.50 m²) with an elegant Godin wood-burning stove, ideal for comfortable year-round living

Kitchen (8.90 m²), conveniently positioned and well connected to the living space

Bathroom (7.37 m²)

Storeroom (3.20 m²)

Laundry area (2 m²)

Separate WC (1.60 m²)

Upstairs reveals the standout feature of the property: an impressive 73 m² open-plan bedroom and living space with wood-burning stove and direct access to a balcony. The magnificent exposed beams and generous ceiling height enhance the sense of volume, light and comfort, offering a versatile space that could serve as a master suite, studio or additional lounge area.

Opposite the gated entrance, a substantial 100 m² barn in excellent condition provides significant additional potential. Currently arranged as a large workshop with mezzanine storage, it also benefits from a solid cemented floor, making it suitable for secure parking, storage of garden equipment or further development (subject to the necessary permissions).

A well with abundant water supply adds practical

LOCAL TAXES

Taxe foncière: 311 EUR

Taxe habitation: EUR

NOTES