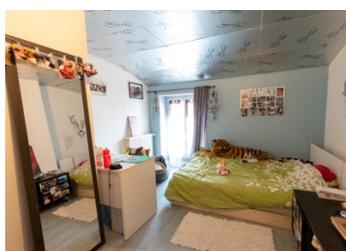


Village house with excellent energy rating, photovoltaic panels, outbuilding with planning permission, garden.



INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	138 m ²
Plot Size:	880 m ²



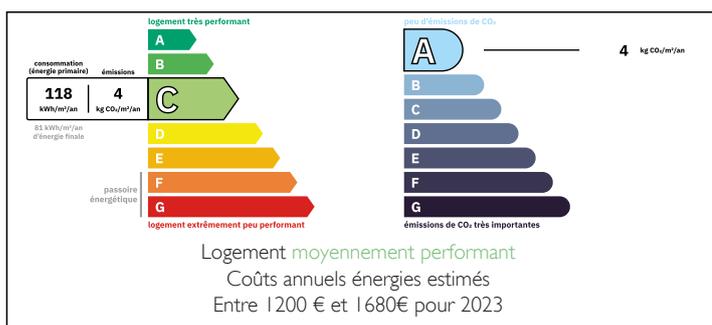
IN BRIEF

Move straight into this comfortable village home with already optimised energy performance (DPE C). Equipped with two reversible heat pumps, high-performance double glazing, 4 solar panels and 12 photovoltaic panels for self-consumption and electricity resale.

The house offers true single-level living with an entrance hall, a spacious living room with wood-burning stove, kitchen, shower room, WC and a ground-floor bedroom. Upstairs are four additional bedrooms, ideal for family living or hosting guests. An economical and welcoming home, with a few cosmetic updates to personalise it to your taste.

At the end of the 880 m² garden, an independent outbuilding of approximately 70 m², connected to water and electricity, already benefits from planning permission for conversion into residential accommodation. This space offers many possibilities:

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 a pleasant village with a bakery and bar-restaurant, this adjoining stone house has recently benefited from energy-efficiency improvements. It boasts an excellent DPE rating of C, two reversible heat pumps, high-performance double glazing, upgraded insulation, 4 solar panels for hot water production and 12 photovoltaic panels for self-consumption and resale of electricity.

Ideal as a main residence or holiday home, in a sought-after area between Aubeterre-sur-Dronne (16) and Ribérac (24).

Access is via double gates at the rear, leading to an attractive 880 m² landscaped garden with countryside views. A covered terrace of 21 m² connects directly to the kitchen. A hallway with WC leads to the spacious 32 m² living room, featuring a fireplace with wood-burning stove, perfect for cosy evenings. The ground floor also includes a bedroom, dressing room, shower room and the main entrance from the street.

Upstairs, there are four good-sized bedrooms (16 m², 10 m², 12 m² and 11 m²) with newly improved ceiling insulation, ideal for welcoming family and friends.

Some cosmetic finishing touches are to be expected to personalise the property, but the house is immediately habitable, comfortable and full of potential.

At the end of the garden, an independent outbuilding of approximately 70 m² comes with planning permission for conversion into residential accommodation. Currently arranged as two storage garages (18 m² and 40 m²) with an additional room, sink and WC, and already connected to water and electricity, it offers excellent potential for a gîte or rental project in...