

## Charming former renovated railway station, now a family house, 3 floors and 200m2

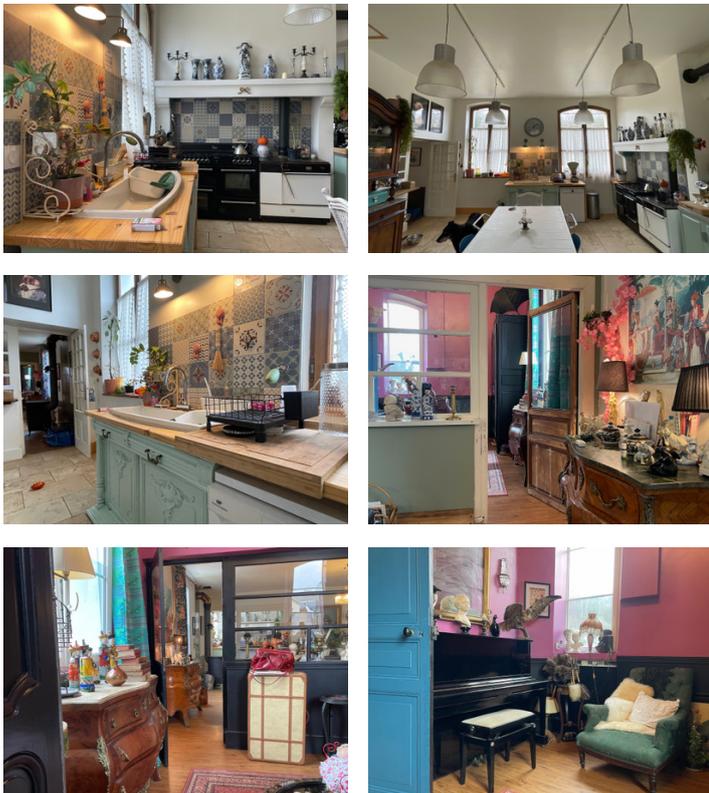


## INFORMATION

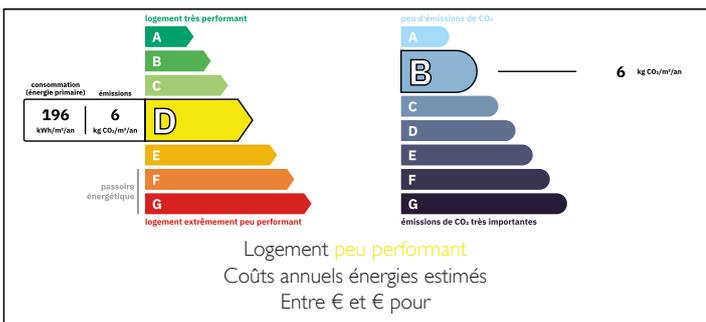
Town:	Loubejac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	200 m2
Plot Size:	2251 m2

## IN BRIEF

A charming former railway station in the heart of the Périgord Noir  
Located close to the charming bastide village of Villefranche-du-Périgord, in a peaceful setting yet within easy reach of all amenities and the renowned attractions of the Périgord Noir, this former SNCF railway station offers a unique property full of character.



## 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 foncière: 518 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

While the house would benefit from some renovation work, its generous volumes, history and location provide an excellent opportunity to create a truly special home.

The property offers approximately 190 m<sup>2</sup> of living space.

On the ground floor, the entrance leads to a utility room and a charming 14 m<sup>2</sup> boudoir, perfect as a study or reading room. A bright 34 m<sup>2</sup> living room with wood-burning stove provides a welcoming space for relaxing or entertaining, while the spacious 31 m<sup>2</sup> kitchen offers plenty of room for family meals and gatherings.

On the first floor, a second 30 m<sup>2</sup> lounge creates an additional living area or library space. This level also includes three bedrooms of 11 m<sup>2</sup>, 13 m<sup>2</sup> and 18 m<sup>2</sup>, a dressing room, a shower room, a separate WC and hallway areas.

In the attic, a further 15 m<sup>2</sup> bedroom provides a cosy guest room, studio or hobby space.

The house also benefits from a beautiful 14 m<sup>2</sup> vaulted cellar, ideal for wine storage.

Outside, the property sits on a fully enclosed garden of 2,236 m<sup>2</sup>, with above ground swimming pool, planted with ornamental shrubs, fruit trees and flowers, creating a peaceful setting to enjoy the Dordogne lifestyle.

Technical features include double glazing, three wood-burning stoves, hot water tank, attic insulation, fibre internet installed, a well, and independent drainage to be checked.

A character property with great potential, ideal as a family home, holiday retreat or renovation project in this highly desirable region.

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Information about risks to which this property is exposed...