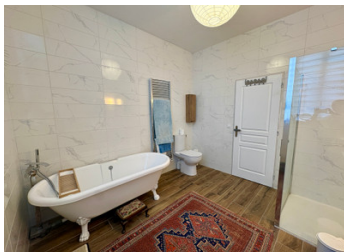


Beautifully renovated 2 bedroom 'old school house' in the centre of a picturesque north Dordogne village.



INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	121 m2
Plot Size:	300 m2

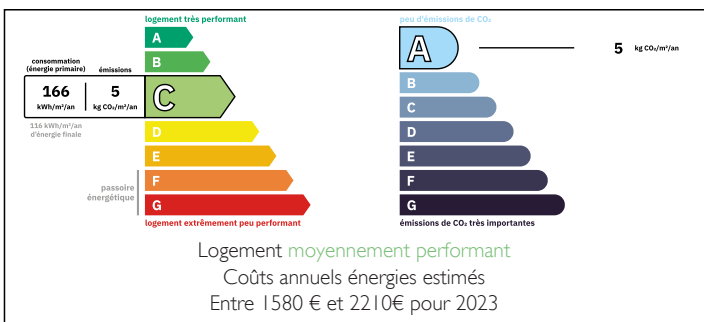


IN BRIEF

This characterful property which has historic links is perfectly situated in a picturesque, lively village with all your daily amenities including restaurants, supermarket, school, bank, post office and newspaper shop.

It offers a large 2 bedroom, 2 bathroom single story house with modern interiors and fully equipped, modern kitchen.

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

Entering this property through private gates into a manageable courtyard style garden which offers outdoor dining and a perfect sunspot.

The house offers two doors to the front one as a main entrance and the other directly into the boot room/utility space.

Standing in the lounge as you enter through the main entrance you have a large bright room with direct access to another bright space for the kitchen and dining area with large windows on double aspect and a modern fitted kitchen.

From this space you also have access to the outside which offers another space for outside storage and a shaded patio to escape the mid day sun.

The master bedroom here with space for a large double bed boasts a large bathroom and walk in dressing room.

A second bedroom and bathroom can be found at the end of a short corridor which has ample space for guests or children.

The local area has a quiet village feel with all your daily needs

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation:

EUR

NOTES