

Charming character home in peaceful setting, garages, river opposite, shops 2 km



## INFORMATION

Town:	Le Pizou
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	141 m <sup>2</sup>
Plot Size:	8050 m <sup>2</sup>



## IN BRIEF

Located in the Dordogne countryside in Le Pizou, this charming detached character home (approx. 141 m<sup>2</sup>) offers a peaceful lifestyle just 2 km from local shops, easily accessible by bicycle.

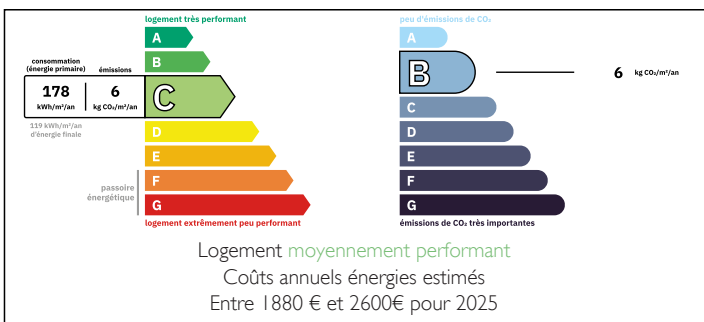
The property features a bright 42 m<sup>2</sup> living room with wood-burning insert and heat distribution system, a fully equipped kitchen opening onto a veranda with underfloor heating powered by the heat pump, and three bedrooms including one with en-suite.

Set on over 8,000 m<sup>2</sup> with outbuildings.

River directly opposite with access.

Ideal as a family home, retirement property or holiday home.

## ENERGY - DPE



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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

Situated in Le Pizou, on the border of Dordogne and Gironde, this detached character home enjoys a peaceful countryside setting with a river located directly opposite the property, accessible to all—perfect for nature lovers.

Local amenities including shops, a primary school, post office and medical services are just 2 km away and can easily be reached by bicycle. Nearby, Montpon-Ménéstérol provides a full range of facilities including supermarkets, schools, restaurants and a train station with connections to Bordeaux.

The house offers a spacious 42 m<sup>2</sup> living room with a wood-burning insert and heat distribution system feeding the bedrooms. The fitted kitchen opens onto a comfortable veranda with underfloor heating powered by the heat pump, complemented by a wood burner, making it a usable living space all year round.

There are three bedrooms, including one with its own shower room and WC, plus a family bathroom with both bath and shower. A separate office provides ideal space for remote working.

Technical features include a recent heat pump, thermodynamic water heater, double glazing and insulation to walls, floors and ceilings. Fibre internet is available.

The 8,050 m<sup>2</sup> grounds include numerous outbuildings: garage, second garage, hangar for campervan, cellar, henhouse, gazebo and a well.

The septic tank is in good working order but does not meet current regulatory standards.

Please note: the property is located in a flood-risk zone and the land is not suitable for an in-ground swimming pool.

This property is ideal for families, retirees or as a

## LOCAL TAXES

Taxe foncière: 1198 EUR

Taxe habitation: EUR

## NOTES