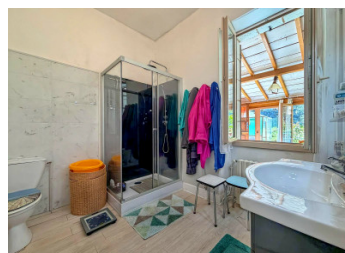
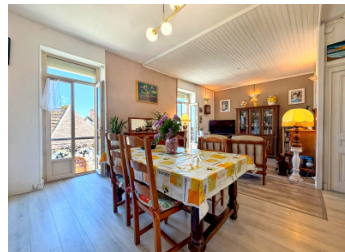
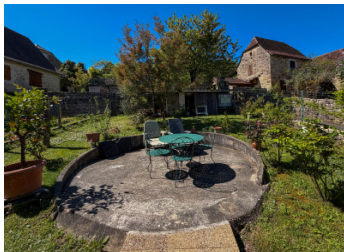


Charming renovated village house with 3 bedrooms, a veranda, and a garden close to amenities.



INFORMATION

Town:	Saint-Rabier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	85 m ²
Plot Size:	340 m ²



IN BRIEF

Located in the heart of a village, with basic amenities within walking distance, this charming fully renovated 1850s house offers a pleasant living environment.

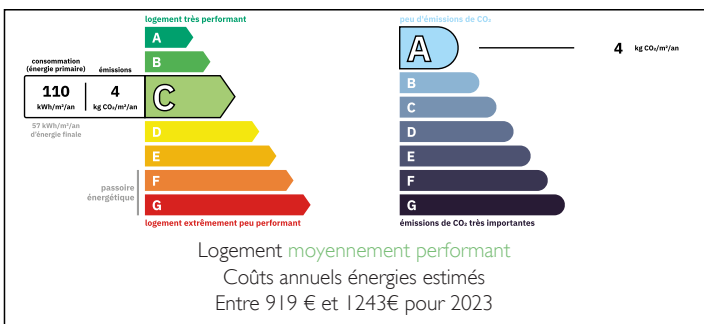
Spread over two levels, it features a bright 35 m² living area with lounge, dining room, and kitchen, benefiting from high ceilings of 2.90 m. A 15 m² veranda extends this living space, with access to a small private plot of land.

The night area includes three bedrooms, one of which has independent access and is currently used as a workshop ideal for a home office or a professional activity.

A bathroom on the ground floor and a shower room/laundry area complete the property.

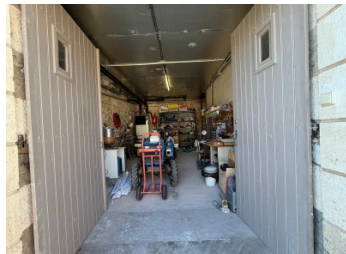
The house also includes a large 30 m² garage, a cellar space, and several storage areas, as well as a

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

With a living area of approximately 85 m² (and up to 130 m² including additional spaces), this house offers an ideal layout for family living or a mixed residential/professional project.

GROUND FLOOR:

- Spacious 35 m² living area including lounge, dining room, and kitchen. Comfortable ceiling height of 2.90 m, providing volume and character.
- Bathroom: 6 m² (shower tray and single sink)
- 15 m² veranda

FIRST FLOOR (landing access) :

- One 11 m² bedroom with a 2 m² dressing room
- One 9 m² bedroom
- Independent 6 m² shower room, also suitable as a laundry room

ANNEXES, BASEMENT & OUTDOORS:

- Large 30 m² garage with cellar space (ideal for wine storage)
- Heated 15 m² office (can be used as a bedroom)
- 2 m² shower room (washing machine, sink)

Pleasant garden, rare in the village center.

Comfort and features: heat pump, double glazing, mains drainage.

A property to discover quickly.

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