

3 Bedroomed village house with garden



INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	135 m ²
Plot Size:	1696 m ²

IN BRIEF

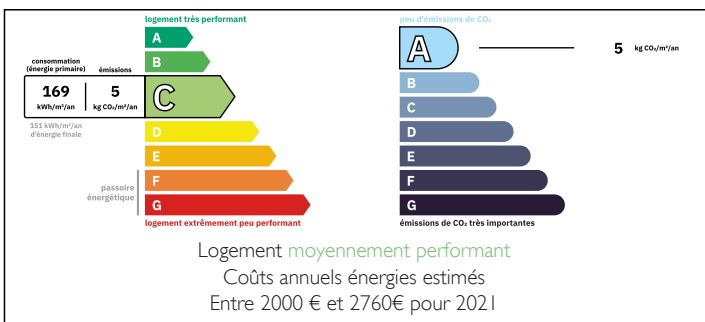
Family home located close to the centre of Saint-Pardoux-la-Rivière.

On the ground floor, the property offers an entrance hall leading to a fully fitted kitchen with adjoining pantry and direct access to the garden. A spacious and bright living room with office area and pellet stove provides a comfortable main living space. There is also a utility room, a shower room, and a large storage room with outdoor access.

Upstairs, the house offers three bedrooms, including a master suite with dressing area and private shower room.

Outside, the property benefits from private parking, a carport, a large landscaped garden, and a terrace ideal for outdoor living.

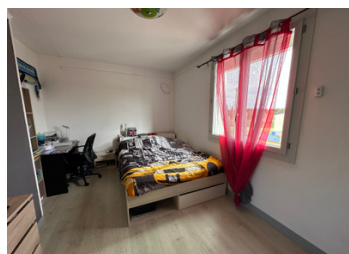
ENERGY - DPE



Features include full double glazing (installed in

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

You enter the property through an entrance hall leading into a well-fitted kitchen with a wide range of built-in units. At the rear of the kitchen there is a useful pantry area, with access to the back garden from the opposite end.

Continuing through the house, there is a spacious living room with an adjoining office area, heated by a pellet-burning stove. The ground floor also offers a laundry room and a shower room.

To the rear of the living room is a large storage room, also with direct access to the garden, providing excellent additional space and flexibility.

Upstairs, the property offers three bedrooms, including a master bedroom with a dressing area and en-suite shower room.

Outside, the property benefits from ample off-road parking, including a car port, as well as a large lawned garden and patio area, ideal for outdoor living.

This is a wonderful family home, ideally located within walking distance of the village centre.

Additional features include double glazing throughout (installed in 2025), mains water, electricity and drainage, and a roof that was renewed in 2018. Heating is via the Pellett Bumer downstairs and electric radiators upstairs. The property is ready to move into with no major work required.

Further photos are available on request.

Saint-Pardoux-la-Rivière is a charming and well-serviced village in the heart of the Périgord Vert region of the Dordogne. It offers a range of everyday amenities including shops, cafés, restaurants, a pharmacy, a bakers and super market. The surrounding area is known for its...

LOCAL TAXES

Taxe foncière: 1137 EUR

Taxe habitation: EUR

NOTES