

## EXCEPTIONAL STONE HOUSE ON MAUZAC HARBOUR – FRONTLINE RIVER VIEWS

EXCLUSIVE



## INFORMATION

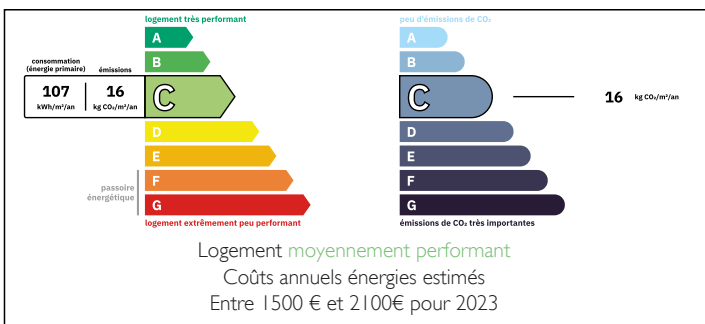
|             |                         |
|-------------|-------------------------|
| Town:       | Mauzac-et-Grand-Castang |
| Department: | Dordogne                |
| Bed:        | 3                       |
| Bath:       | 3                       |
| Floor:      | 153 m <sup>2</sup>      |
| Plot Size:  | 209 m <sup>2</sup>      |

## IN BRIEF

Occupying a truly privileged frontline position overlooking the picturesque harbour of Mauzac, this charming stone house enjoys uninterrupted views across the Dordogne River and immediate access to a wealth of outdoor activities. Canoeing, paddleboarding, fishing or simply watching the river drift by – life here revolves around the water.

Offering approximately 153 m<sup>2</sup> of living space, the property has been carefully maintained and improved over the years. Combining authentic character with modern comfort, it represents a rare opportunity to acquire a turnkey home in one of the most desirable riverside locations in the Dordogne. \*\*video and 3D tour are available on simple request\*\*

## 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

The ground floor features a spacious open-plan living and dining area with fitted kitchen, creating over 50 m<sup>2</sup> of welcoming living space. A ground-floor bedroom with shower room provides flexibility for guests or single-level living, while a utility room adds practicality.

Upstairs, two generous bedroom suites each benefit from their own private bathroom, offering excellent comfort and privacy. A large attic area provides valuable storage space.

Outside, the attractive east/south-facing courtyard offers a private and sheltered setting for outdoor dining, entertaining, or simply enjoying the peaceful surroundings.

Whether you are looking for a permanent residence, an idyllic holiday home or a high-end rental investment, this property offers a combination of location, character and comfort that is increasingly difficult to find.

A rare opportunity to own a piece of Dordogne riverside living in one of the area's most charming settings.

- Recently renewed roof for peace of mind
- Double glazing throughout
- Gas central heating and energy-efficient pellet stove
- Professionally treated original timber beams
- High-speed fibre-optic internet available
- Connected to mains drainage
- Turnkey property – arrive and enjoy!

## LOCAL TAXES

Taxe foncière: 1200 EUR

## NOTES

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