

Spacious 4 Bedroom Village House with Garden in the Northern Dordogne



INFORMATION

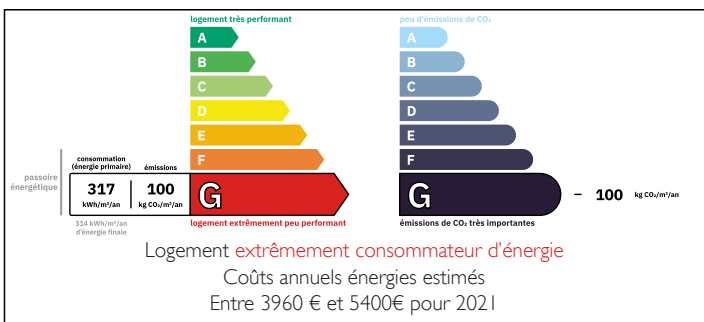
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|-------------|---------------------|
| Town: | Piégut-Pluviers |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 99 m ² |
| Plot Size: | 1748 m ² |

IN BRIEF

Located in a sought-after village in the Périgord Vert, within walking distance of everyday amenities and a popular weekly market, this detached property offers generous accommodation, a large garden, and exciting potential for further development.

Set on a plot of approximately 1,748 m², the property provides around 99 m² of habitable space and would benefit from cosmetic updating, allowing new owners to create a home tailored to their tastes. The individual sanitation system is currently being upgraded to comply with current regulations, providing valuable peace of mind.

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 main house comprises:

Entrance hall

Living room

Kitchen

4 bedrooms

Bathroom

Additional storage space

Garage and workshop areas on the ground floor

A particularly attractive feature is a separate exterior bedroom with an adjoining utility room, offering excellent potential for conversion into a self-contained guest suite, gîte, home office, or independent accommodation, subject to any necessary permissions.

Outside, the large garden provides ample space for outdoor living, gardening projects, or simply enjoying the peaceful countryside setting.

NOTES

Key Features

Detached village property

Walking distance to amenities

Approx. 99 m² of habitable space

Four bedrooms in the main house

Separate exterior bedroom with conversion potential

Opportunity to create a gîte or guest accommodation

Plot of approximately 1,748 m²

Garage and workshop

3 Separate garages outside

Individual sanitation system being brought into compliance with current standards

Cosmetic renovation opportunity

Ideal permanent residence, holiday home, or investment project

Location

Situated in the northern Dordogne, close to the Charente border, the property enjoys easy access to beautiful countryside, lakes, walking trails, and vibrant market towns. The area is highly appreciated for its