

Detached 2-bed home with generous gardens, flexible lower level & renovation potential in a peaceful hamlet

EXCLUSIVE



INFORMATION

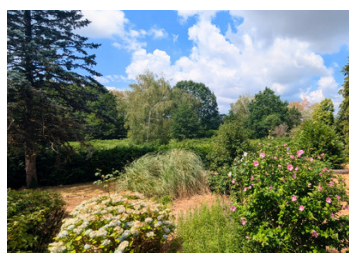
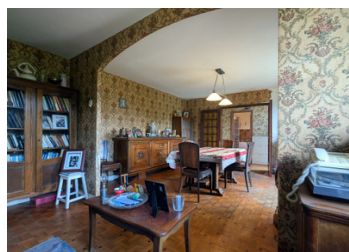
Town:	Saint-Pierre-de-Frugie
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

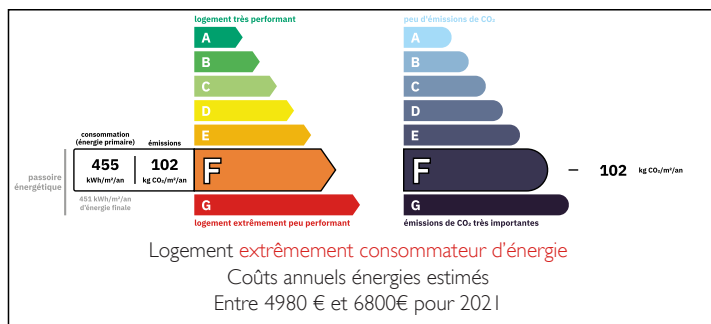
This detached 2-bedroom property offers a great opportunity to create a comfortable home in a peaceful hamlet within the popular commune of Saint-Pierre-de-Frugie. Set within its own generous gardens of 2,835m², the property enjoys privacy, space and a quiet rural location.

The main living level offers bright, well-proportioned rooms including a spacious lounge/diner with doors opening onto a balcony, a welcoming kitchen, two good-sized bedrooms and a bathroom. The garden-level accommodation provides valuable additional space, with a garage, a versatile room offering potential for further accommodation, and a utility area with the possibility of creating a kitchen or independent living space.

Requiring some modernisation, this detached home offers excellent potential for those looking to personalise a property while benefiting from



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

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Requiring some modernisation, this detached home offers excellent potential for those looking to personalise a property while benefiting from generous land, flexible additional space and a peaceful countryside location.

This property benefits from oil-fired central heating. The windows are single glazed with wooden shutters. Sanitation is provided for by a septic tank.

Upon approaching the property, an external staircase leads to the first-floor balcony, providing access to the main entrance. The balcony offers an attractive outlook over the rear garden and the countryside beyond. Entering the property, a corridor gives access to the lounge diner on the left, and the kitchen on the right.

LOUNGE DINER (27.1m²)

The lounge-diner is an open-plan space with a small partition separating the lounge and dining areas. Doors from the dining area lead onto the balcony.

KITCHEN (12.9m²)

A bright and spacious double-aspect kitchen with a door leading to the basement, offering excellent

NOTES