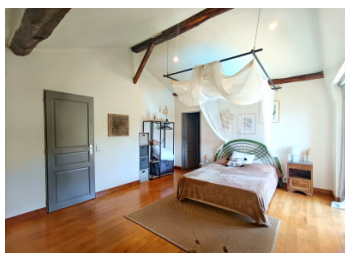
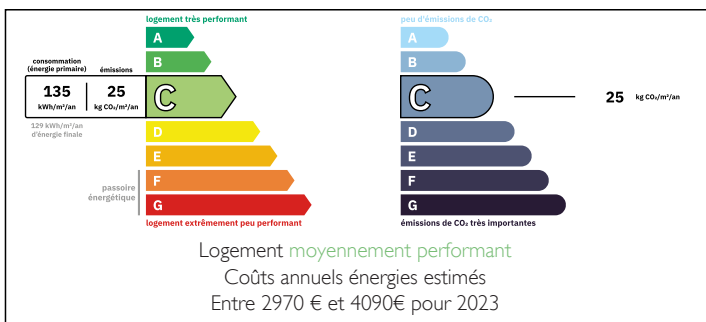


A renovated stone house with panoramic views, a garden and a swimming pool



ENERGY - DPE



INFORMATION

Town:	Neuvic
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	203 m2
Plot Size:	1286 m2

IN BRIEF

Renovated stone house – Panoramic views & swimming pool

□ Former barn, fully renovated to a high standard, requiring no further work.

It comprises:

- Entrance hall.
- Beautiful, light-filled living area with an open-plan fitted kitchen.
- Fireplace with wood-burning insert and exposed beams.
- 4 bedrooms.
- 2 shower rooms.
- Large garage with potential for extension.

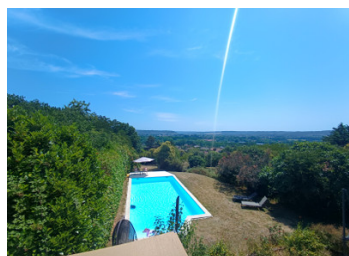
Outside:

- Terrace and swimming pool.
- Plot offering superb panoramic views over the valley.

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.

Ideal as a main residence or holiday home, this property also offers excellent potential for holiday lettings (sleeps up to 10), in a quiet and sought-after setting.



DESCRIPTION

Renovated old stone barn with swimming pool and panoramic views – An exceptional living environment

You'll be charmed by this magnificent old stone barn, fully renovated using high-quality materials, combining old-world charm with modern comfort. No further work required: all you need to do is move in.

As you enter, a welcoming hall leads you to a superb, light-filled living area with a fully fitted open-plan kitchen. Facing outwards, this space offers unobstructed, commanding views over the valley and direct access to the terrace and swimming pool, inviting you to make the most of this peaceful and privileged setting.

The cosy and authentic living room is enhanced by its exposed beams and open fireplace fitted with a wood-burning insert, creating a warm and welcoming atmosphere all year round.

The house features four beautiful bedrooms, two shower rooms, and a large garage offering potential for extension or conversion depending on your plans.

Outside, the carefully landscaped grounds feature a pleasant terrace and a swimming pool that blends seamlessly into the landscape, allowing you to enjoy an exceptional panorama in a rare living environment.

The property's features perfectly complement the whole:

Energy efficiency rating C, guaranteeing good energy performance.

Double glazing.

Connection to mains drainage.

No work required.

LOCAL TAXES

Taxe foncière: 2030 EUR

NOTES