

Two bedroom village house in Mialet with large terrace, garden and garage



INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	253 m2



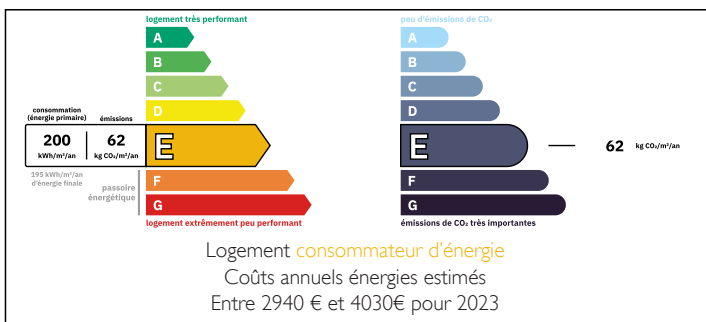
IN BRIEF

Set in the charming village of Mialet in the northern Dordogne, this village house is habitable on the upper floor to provide two bedrooms, a lounge, a kitchen and a bathroom.

The lower level is currently used for storage and garage space, but offers excellent potential for conversion into additional living accommodation, subject to the necessary permissions.

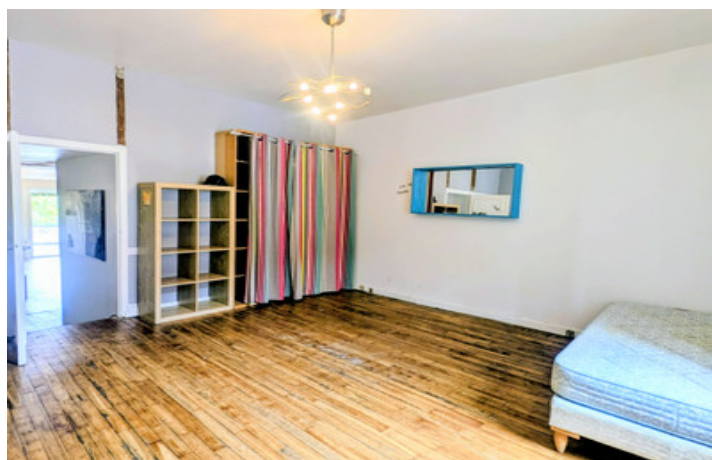
A spacious terrace provides the perfect setting for summer outdoor living, overlooking a small, easy-to-maintain garden.

ENERGY - DPE



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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

A staircase leads to the upper floor, where you will find a corner kitchen (7.8 m²) open to the lounge (20m²), two bedrooms (11.7 m² and 20 m²), one of which has direct access to the terrace and a shower room (4m²). The lounge features French doors with an electric roller shutter opening onto the terrace. There are attractive wooden floorboards throughout. The insulated attic is reached via the larger bedroom.

On the ground floor, the garage leads through to a large storage area of approximately 70 m², which also offers potential for conversion. A spacious 26 m² terrace is ideal for outdoor dining, barbecues or simply enjoying the sunshine. Additional storage space can be found beneath the terrace.

A small, easy-to-maintain garden completes the property.

NOTES

This house would make an excellent holiday home or an ideal first purchase, situated in a pleasant village surrounded by countryside, with numerous walking routes and beautiful landscapes to explore. The village has a weekly market as well as a few local shops and amenities, including a village bar.

Located in the North Dordogne and equidistant from Limoges and Périgueux (approximately 51 km), this property offers an ideal setting for enjoying the countryside while remaining easily accessible.

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