

Charming 2-bedroom home with independent studio and beautiful vineyard views



INFORMATION

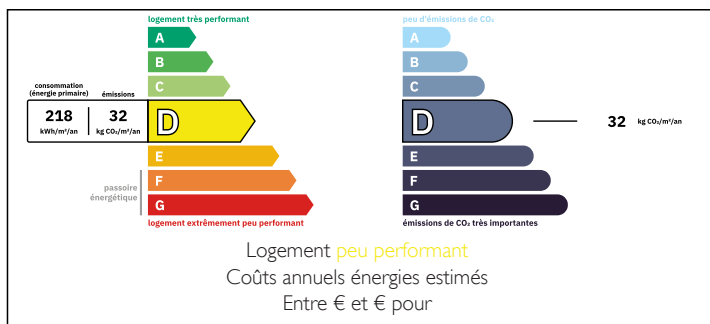
Town:	Carsac-de-Gurson
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	249 m2



IN BRIEF

This characterful property enjoys a lovely setting with open views across the surrounding vineyards, offering a wonderful taste of life in the French countryside.

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 offers a comfortable lounge, a welcoming kitchen/dining area, two bedrooms and a shower room. The interior combines traditional character, including exposed stone and beams, with comfortable everyday living.

A real bonus is the separate studio apartment, ideal for visiting family and friends, guest accommodation or potentially as a small rental opportunity.

Outside, the property really comes into its own. The terrace provides a wonderful spot for outdoor dining and relaxing, with views stretching across the vines and surrounding countryside.

A charming and manageable property, perfect as a permanent home, holiday retreat or lock-up-and-leave property, with the added flexibility of independent guest accommodation.

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

NOTES