

## Character Stone Property to Renovate – Potential for Multiple Dwellings in the Heart of the Périgord



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Daglan   |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 197 m2   |
| Plot Size:  | 3324 m2  |

## IN BRIEF

Looking for a character property to renovate ?

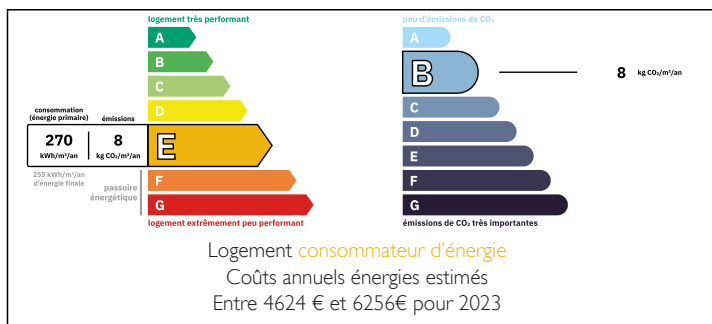
Set in a privileged location, in a small hamlet in the heart of the Périgord Noir, this beautiful stone property is nestled within mature gardens. It immediately charms with its traditional Périgord architecture, attractive stone façade and wealth of period features, including fireplaces, a traditional bread oven and beautiful original openings.

The current layout offers excellent potential to create two independent homes, or even more: one on the ground floor and a second arranged over two levels with its own separate entrance. The former bread-oven room could also be transformed into a charming studio or guest bedroom/B&B accommodation.

A separate outbuilding currently houses a garage, boiler room and utility/laundry area, and could also

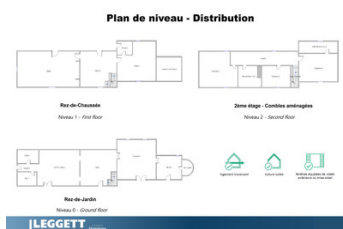


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 1149 EUR

## NOTES

## DESCRIPTION

Are you looking to renovate an authentic stone property and create your own holiday rental project or spacious family home?

Come and discover this charming character property, set within approximately 3,300 m<sup>2</sup> of land, in a peaceful, green and unspoilt setting.

Offering approximately 197 m<sup>2</sup> of living space, the property immediately impresses with its beautiful traditional Périgord architecture, finely crafted stone façade, attractive rooflines and numerous original features, all of which give the house a truly distinctive character.

The mature, pleasantly landscaped garden surrounds the property with several outdoor areas and attractive terraces, providing plenty of opportunities to enjoy its peaceful surroundings.

The property has retained a number of remarkable original features which deserve to be showcased, including beautiful fireplaces, a traditional bread oven, exposed stone walls and exposed beams.

The current layout is particularly interesting, as it lends itself to several possible configurations.

A first dwelling could be arranged on the garden level, while a second, with its own independent entrance, could occupy the upper floor and the already converted attic space, featuring attractive dormer windows.

Both kitchens are already in place, providing an excellent starting point for a potential division into separate accommodation. The room housing the traditional bread oven, in particular, offers very attractive potential for conversion into a small guest bedroom, guest suite or independent studio.

This property will particularly appeal to those looking for a character home offering the possibility