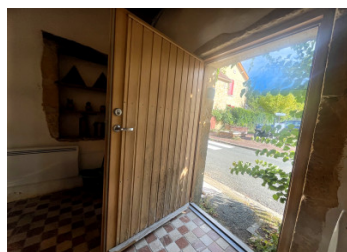


Stone village house with terrace and garden, sold furnished – Dordogne pied-à-terre



INFORMATION

Town:	Badefols-sur-Dordogne
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	75 m ²
Plot Size:	91 m ²



IN BRIEF

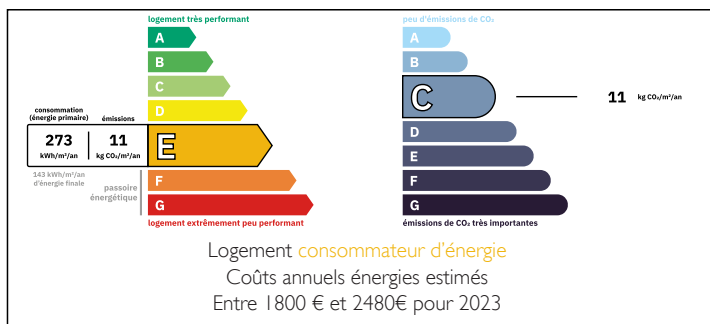
In the heart of Badefols-sur-Dordogne, this charming stone house of approximately 75 m² offers an ideal setting for enjoying the Dordogne without the upkeep and constraints of a large property.

Arranged over three levels, the house comprises an open-plan kitchen with dining area on the ground floor, a pleasant living room with direct access to the terrace on the first floor, and a bedroom with shower room and WC on the top floor.

The terrace of approximately 14 m² leads on to a small elevated garden, providing a pleasant outdoor space that is easy to maintain.

Sold furnished, the house can be occupied immediately and would make an appealing pied-à-terre, second home, first purchase or holiday rental investment. Currently operated as a holiday rental, the property already generates rental income.

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: 500 EUR

NOTES

DESCRIPTION

A charming stone village house, ideal for enjoying the Dordogne

Situated in the heart of Badefols-sur-Dordogne, this traditional stone house of approximately 75 m² of living space offers an interesting opportunity for those looking for an easy-to-manage property in a village setting, close to Lalinde.

Arranged over three levels, the house offers a pleasant and functional layout, with the living areas on the ground and first floors, and the sleeping accommodation on the top floor.

All measurements are approximate and non-contractual.

Ground floor

The entrance opens directly into a kitchen with dining area of approximately 27.8 m².

The open-plan kitchen is equipped with, among other things: oven, fridge, freezer, dishwasher, gas cooker (using a gas bottle), coffee machine, kettle, etc.

The space provides a welcoming atmosphere while remaining simple and practical to use.

First floor

A spacious living room of approximately 28.2 m² forms the heart of the house.

This room benefits from direct access to the outside terrace of approximately 13.8 m², followed by the small elevated garden.

This outdoor space is particularly enjoyable for having a morning coffee, dining outside or simply making the most of the warmer months without having to spend much time maintaining a large