

COMPROMIS SIGNED Spacious Detached Family Home in Village, 2 Living Rooms, Dining Room, Kitchen, 4 Bedroom



INFORMATION

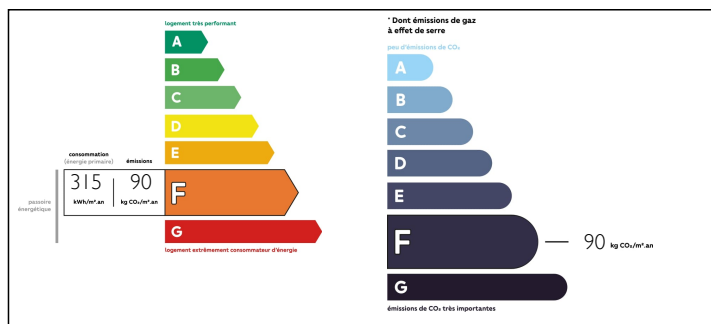
Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	1493 m2

IN BRIEF

Access to all amenities that Piégut-Pluviers has to offer is only a 2 min walk. If fresh croissants and pastries are a must have first thing, then this property is for you. A very spacious detached property with 2 living rooms, a dining room, kitchen and 4 bedrooms means everyone has their own space. Yet a very convivial home with lots of opportunities to socialize. The property boasts an atelier that used to be the village theatre/cinema and could easily be transformed into a yoga or artist studio or even a workshop to work from home. It that is not enough, there is a barn/garage that could be transformed into more living area. An adequately spaced garden means no serious upkeep yet plenty of room for bbqs or out door fun. A lovely property that oozes calm and serenity yet could be a hub for fun at...



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

You enter this lovely property into a long hallway (6.3m² x 5x7m²). Directly to the left is living room #1 (20.5m²) with an open fireplace. This has additional access to the separate kitchen (12.5m²). To the right of the hallway is living room #2 (19.8m²).

From this area, you can access the dining room (13.8m²)

Again off the hallway is a downstairs w.c. Up an original stunning staircase is a wrap around landing off which are 4 very nice sized bedroom (9.2 ,14,2 , 19.8m² and 22.2m²) All have windows with views onto the stunning countryside and the rooftops of Piegut. A large airy family bathroom completes this floor.

Off the left of the house and attached is a large atelier (131m²) which used to be the village theatre and cinema. An ideal space for a yoga room, workshop or could be transformed into extra living space should one want.

At the top of the private driveway is a barn (50m²) and garage (11m²)

A nice sized garden surrounds the house. A beautiful property with plenty of possibilities. One to visit!

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

NOTES