

**UNDER OFFER** Charming 2 bedroom detached hamlet property, orchard garden, meadow, countryside views.



## INFORMATION

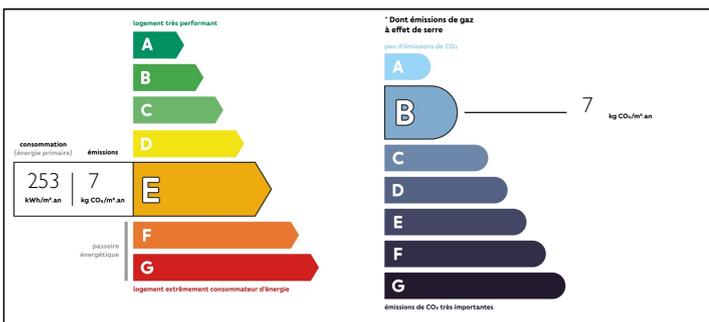
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	126 m2
Plot Size:	4720 m2



## IN BRIEF

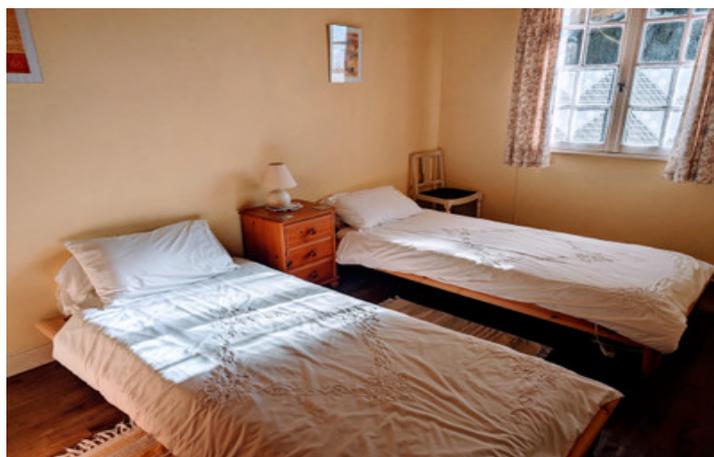
**UNDER OFFER** Situated between Miallet and St-Saud-Lacoussier, this old farmhouse exudes character and rustic charm. Several woodburning stoves contribute to the property's cosy and traditional atmosphere, while features such as original floorboards and wooden beams give a sense of history to the interior and will appeal to those seeking a traditional home. The hamlet location offers a tranquil and picturesque environment, away from the hustle and bustle of urban life. The private garden and orchard provide secluded outdoor spaces for relaxation, gardening, and enjoying nature. An outbuilding in the garden is the perfect space to develop studio accommodation for hosting guests or even as a rental space for additional income. In addition there is potential for expansion into the attic spaces of the property to achieve additional living space. An inviting and potentially idyllic country home.

## 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

UNDER OFFER

KITCHEN (2,9m x 5,2m : 15,1m<sup>2</sup>)

Upon entering the property, turn left off the main corridor to enter this bright, cheery kitchen looking out to the meadow and countryside. All appliances are situated along one wall. Plumbing exists for a dishwasher. A wood-fired cuisiniere sits in the brick hearth. Microwave, washing machine and fridge/freezer are included in the sale.

SNUG (3,3m x 4,1m : 13,5m<sup>2</sup>)

Through from the kitchen, this small lounge has a window looking out to the rear of the property. A second door leads into the main lounge. Potential exists to combine the snug and kitchen into a larger kitchen-diner with central hearth.

MAIN LOUNGE (6m x 6,7m : 40,2m<sup>2</sup>)

Leading through from the snug up two small steps, one reaches the expansive main lounge. The large feature stone fireplace houses a Godin wood burning stove. Original wooden floorboards give a lovely rustic feel as well as access to the cellar below. Windows to the front and rear of the property give the room plenty of light, while the high ceilings enhance the feeling of space. An external door leads out to the front of the property. The generous dimensions allow the room to be zoned to fulfil multiple uses. The room is currently used as a lounge-diner. Stairs lead to the first floor.

GUEST ROOM (4,5m x 6,7m : 30,2m<sup>2</sup>)

Beyond the main lounge and down two small steps, one arrives in a second expansive room, currently used as a space for guests. Once again...

## LOCAL TAXES

Taxe foncière: **817 EUR**

Taxe habitation: **556 EUR**

## NOTES