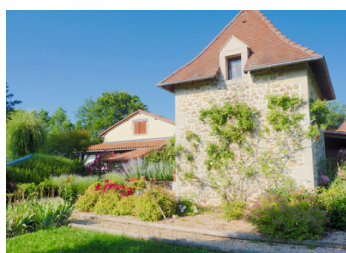
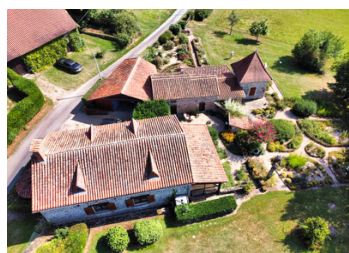


Charmante petite propriété en pierre dans un environnement bucolique et calme .



## INFORMATION

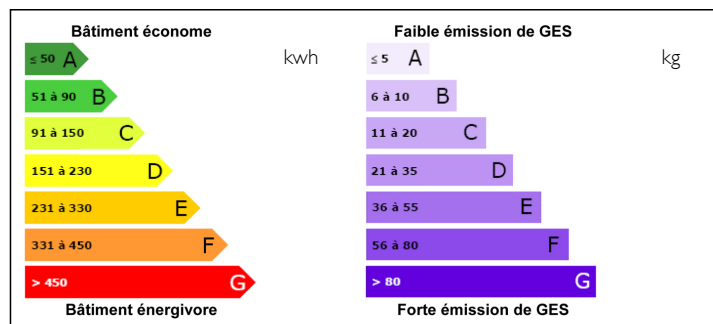
Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	177 m2
Plot Size:	10000 m2



## IN BRIEF

Stone house in perfect condition with 4 main rooms including a large living room with fireplace and kitchenette, a winter garden, two bedrooms with bathrooms in converted attic space. Outbuildings also in stone with boiler room, shower room WC, a bedroom and a small living room. Carport, a stone tower and other small garden tool storage buildings. All this is located on a large wooded plot with a view and flowery parts. The property is located 2 minutes from a pretty village with small shops and restaurants as well as a large swimming pond. Limoges, Perigueux and Angoulême are about an hour's drive away. Other small towns or large villages are located between 10 and 20 minutes from the property.

## 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

Stone house in perfect condition with 4 main rooms including a large living room with fireplace and kitchenette, a winter garden, two bedrooms with bathrooms in converted attic space. Outbuildings also in stone with boiler room, shower room WC, a bedroom and a small living room. Carport, a stone tower and other small garden tool storage buildings. All this is located on a large wooded plot with a view and flowery parts. The property is located 2 minutes from a pretty village with small shops and restaurants as well as a large swimming pond. Limoges, Perigueux and Angoulême are about an hour's drive away. Other small towns or large villages are located between 10 and 20 minutes from the property. Limoges airport is less an hour from the property away.

Winter garden  $3.2 \times 7.5 \text{ m} = 24 \text{ m}^2$

Living room/kitchen  $6.74 \times 12.30 = 83 \text{ m}^2$

First floor  $50 \text{ m}^2$  with two bedrooms and bathroom.  
Carport  $7.29 \times 4.74 = 34 \text{ m}^2$

Guest house

Guest room  $2.9 \times 3 \text{ m} = 8.7 \text{ m}^2$

Room  $16 \text{ m}^2$

Shower room WC  $1.8 \times 2.3 = 4 \text{ m}^2$

Boiler room ( fuel)  $2 \times 3.60 = 7.6 \text{ m}^2$

2 wells, one of which is 40 metres long (drilling).

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

## NOTES