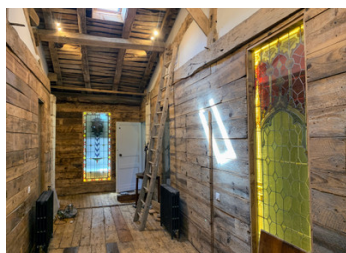


Stone 5 bed, 6 bath detached property with barn, courtyard, and land. Requires some finishing.

EXCLUSIVE



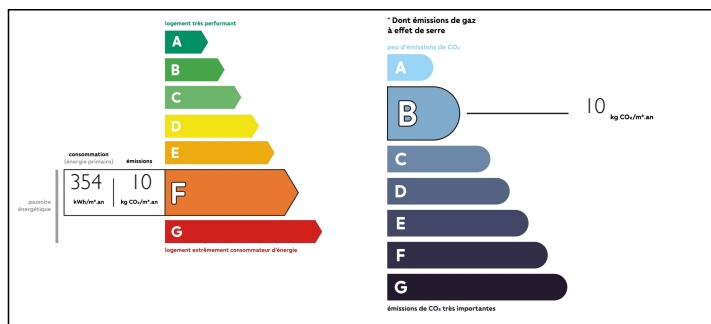
INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	267 m2
Plot Size:	4430 m2

IN BRIEF

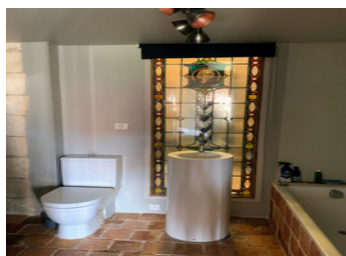
Nestled amidst the charming Dordogne countryside, this lovely stone property awaits your discovery. With 5 bedrooms, 6 bathrooms, and a barn, it offers ample space for comfortable living. While some finishing touches are needed, it holds great potential as a cozy family home or a charming B&B.

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

As you step inside, you'll be welcomed by a sense of rustic charm and warmth. The living room boasts a wood-burning stove, creating a cozy atmosphere for relaxing evenings. French doors lead to a covered terrace, a perfect spot to enjoy the peaceful surroundings.

The kitchen features natural stone walls and modern grey storage units with a breakfast island. Two large walk-in cupboards provide additional storage space, making it both practical and inviting. Just a couple of steps away, the dining room opens up to the rear garden area, inviting you to embrace outdoor living.

A spacious sitting room faces the courtyard, offering a space to unwind by the wood-burning fire. The property also includes a shower room with a WC and a convenient cloakroom.

NOTES

Upstairs, a generous landing leads to the bedrooms, each filled with character and equipped with well-appointed bath or shower rooms. The master suite awaits its finishing touches, offering a generous space to create your personal retreat.

Outside, a promising swimming pool project awaits, and a large, covered terrace beckons for peaceful moments and alfresco dining. A detached barn offers potential for various uses, and the attached land provides ample space for your ideas to blossom.

With a wood-burning boiler installed (though never used), you have the potential to create a cozy and comfortable home in this delightful property.

Take the opportunity to explore this enchanting countryside abode and witness the possibilities it holds. It's a charming canvas, waiting for you to turn it into your...