

## 3 Bedroomed renovated house in the popular village of Saint-Saud-Lacoussière, North Dordogne

EXCLUSIVE



## INFORMATION

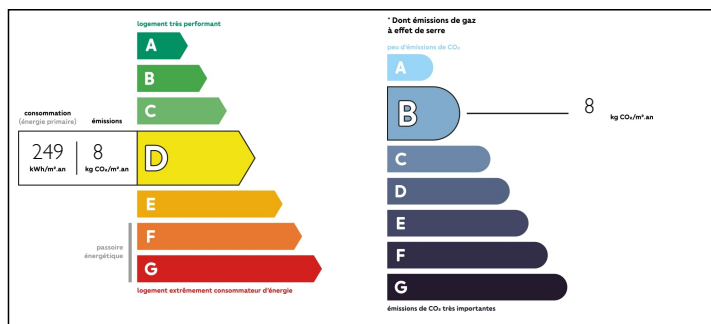
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	102.02 m2
Plot Size:	618 m2

## IN BRIEF

This property would make a perfect holiday home or full time home here in the North Dordogne. It has been beautifully decorated, with stylish modern fixtures and fittings, double glazed throughout, whilst retaining a lot of the property's original features. Just a few steps from the centre of the village with a bar, restaurants, bakers, local shop, tabac and petrol station. There is a popular swimming lake 2km away with pizzeria and children's play area.



## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

This turn-key pretty property is in a great position. Tucked down a small no through road, it feels private, yet is close to the centre of the village.

On the ground floor there is a stylish KITCHEN 17.86m<sup>2</sup> with modern fitted units and a breakfast bar. Next to this, the light and airy LIVING ROOM 18.59m<sup>2</sup> has a brick surround fireplace for the wood burner and fitted shelves. A double door sized opening leads into the DINING ROOM 11.02m<sup>2</sup>. There is also a small hallway with WC which leads out to the courtyard garden.

The original staircase has been retained and leads up to the first floor where you will find 3 good sized double BEDROOMS (11.51m<sup>2</sup>, 11.25m<sup>2</sup> and 15.3m<sup>2</sup>). The BATHROOM 5.18m<sup>2</sup> with Bath, shower above and WC is on this floor and as with the rest of the house, has been modernised and redecorated.

A staircase from the first floor landing leads up to the attic. There is the possibility to convert this space if desired as the attic has velux windows and connection points for electrics and plumbing to facilitate this.

Back downstairs, a door from the rear hallway leads out to a private courtyard. This is a walled space, surrounded by neighbouring properties, yet due to the positioning of windows, it is almost completely private. Part of the courtyard is decked and a perfect spot for alfresco dining.

The stone outbuilding is a couple of metres from the house at the front. A grassy pathway...