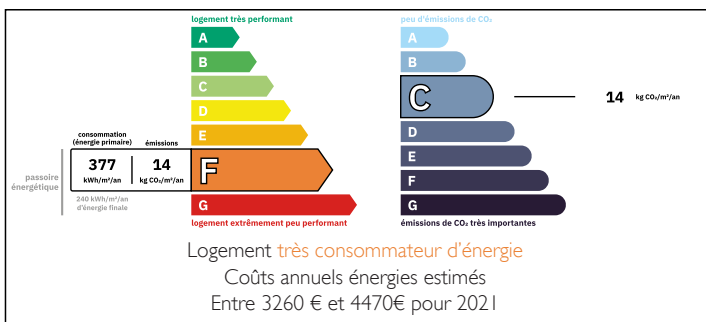


A charming village house with 2 or 3 bedrooms and a lovely garden at the back.



ENERGY - DPE



INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	118 m²
Plot Size:	321 m²

IN BRIEF

Situated in Vieux-Mareuil, in the heart of the Dordogne, this charming property combines character and comfort in a peaceful setting. It features a cosy double living room with a wood-burning stove, a light-filled dining room opening onto a magnificent garden with trees, and a fully fitted kitchen. Upstairs, you'll find two spacious bedrooms.

Upstairs, there are two spacious bedrooms, two bathrooms, and an additional room that could be used as a dressing room or extra bedroom.

The landscaped garden is perfect for relaxing or entertaining, with a BBQ area, terrace, and a workshop for storage or hobbies.

Conveniently located, there is a restaurant within the village, a supermarket just 4 minutes away by car, and all amenities available in Mareuil-en-Périgord (6

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

Cette charmante propriété vous accueille avec un hall d'entrée pratique faisant également office de cuisine équipée. Sur la droite, vous trouverez un double salon chaleureux équipé d'un poêle à bois et donnant sur le jardin. En face de l'entrée se trouve la salle à manger qui s'ouvre elle aussi sur le jardin. Un WC pratique complète le rez-de-chaussée.

Upstairs, the family bathroom 10.36m² is elegantly appointed with a WC, sink, roll-top bath, and walk-in shower. The first bedroom 15.5m² is accessible from here, leading up to an additional floor where you'll find a second bedroom 15.15m², another bathroom with a WC, sink, and shower, plus a smaller bedroom or dressing room all built into the eaves.

The back garden is a true highlight, featuring mature trees, shrubs, a BBQ area, and a terraced space for entertaining. Additionally, there's a workshop, adding practicality / storage to this delightful home.

This property enjoys excellent convenience, with public bus transport connections and a restaurant located in the village. A super market is just a 4-minute drive away, while full amenities can be found in Mareuil-en-Périgord, only 6km from the property. Mareuil offers a vibrant weekly market and a fantastic selection of dining options, making it an ideal base for both daily needs and leisure activities. The popular tourist town of Brantome is only 15kms away.

Ground floor

open-plan kitchen and dining area: 17m²

Double living room/library: 15m² and 15.5m²

Back kitchen: 14.5m²

Toilet with washbasin: 1.6m²

First floor

Full bathroom: 12.8 m²

Bedroom:...

LOCAL TAXES

Taxe foncière: 541 EUR

NOTES