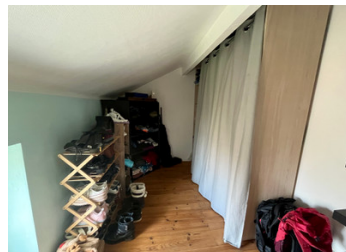


Charming 3 bedroom town house in the very popular village of St Pardoux la riviere



INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	220 m2



IN BRIEF

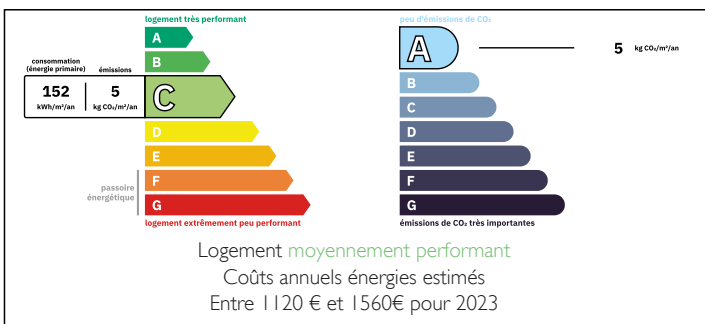
Nestled in the heart of a charming countryside village, this delightful 3-bedroom home combines rustic character with modern comfort. Offering an open plan kitchen and living area and a private garage which could be renovated into a separate dwelling or rental gite.

The house stands proudly on a quiet street, rendered stone façade. The garden is neatly kept, featuring a mix of colorful flowers and shrubs. A path leads up to the entrance, flanked by a pair of traditional wooden shutters framing the door.

This property boasts a fairly new roof, newly fitted airsource central heating throughout and a water softener system.

With its mix of vintage character, thoughtful modern amenities, and charming outdoor spaces, it is ideal for families.

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

Stepping through the front door, you're greeted by the open-plan kitchen/living and dining area which stretches to the front of the house, , perfect for cozying up on a winter evening. The space could do with some undating with a useful pantry under the stairs and large windows/doors overlooking the garden, allowing natural light to flood the room. The kitchen is a good size and once updated could have plenty of counter space for meal prep.

Upstairs, the home boasts two well-proportioned bedrooms, each with its own unique charm. The master bedroom has wooden floorboards and a beautiful view of the surrounding countryside, complete with a walk in wardrobe .The second bedroom, is bright and spacious, with soft cream walls and charming touches like the original fireplace.

The third bedroom is a perfect space for children or as a study. It's tucked at the back of the house, offering a more private and tranquil feel. make it an ideal spot for reading or studying, this could also be converted into a second bathroom if needed.

The family bathroom, with vintage tiles, bathtub, and over head shower, offers a perfect blend of old-world charm and modern comfort.

The village of St Pardoux la riviera is very popular with for both families and and couples looking for a quiet spot with all your daily amenities on your door step including, restaurants, supermarket, bakery, schools and a florist.

For more information please contact the agent

Information about risks to which this property...

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES