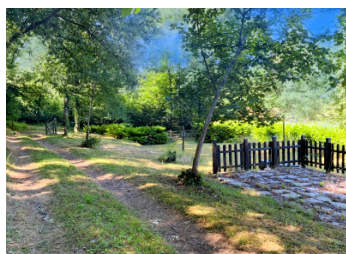


Dordogne Dream: Countryside Views, Character & Gîte Potential

EXCLUSIVE



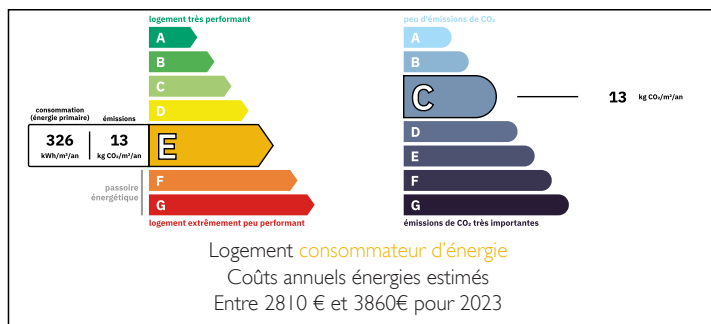
INFORMATION

Town:	Limeyrat
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	107 m2
Plot Size:	2288 m2

IN BRIEF

Charming single-storey French home with open-plan living, 4 bedrooms, and sweeping countryside views. Large attached garage with stairs to an insulated attic, already part-converted with one completed room and stone fireplace. Wood burner, electric heating, and a generous wooden terrace. Set on a quiet lane, this home offers great potential for seasonal rental or multigenerational living.

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.



LOCAL TAXES

Taxe foncière: **630 EUR**

NOTES

DESCRIPTION

Tucked along a peaceful country lane in the heart of the Dordogne, this charming single-storey home captures everything we love about life in rural France: wide-open skies, rolling views, characterful spaces, and the kind of potential that gets creative hearts racing.

Step inside to find a spacious open-plan living area (29 m²), where a stone fireplace with wood-burning insert anchors the room and French doors draw your gaze straight out to the sweeping panoramic landscape. The adjoining kitchen, with its timeless French country style, invites long, lazy lunches and late-night chats over a glass of something local.

There are four bedrooms (10, 10.5, 12 and 12 m²), a practical family shower room with WC (5.2 m²), and an additional separate toilet – all on one easy-living level.

But the real magic lies in the attached garage (29 m²) and what sits just above it. A set of stairs leads to a fully insulated attic, already partially converted into five interconnecting rooms. One room is complete – a beautifully finished space with a second stone fireplace, offering a cosy retreat or the beginnings of a separate guest wing.

Whether you're dreaming of a home office, yoga studio, artist's space, or a self-contained gîte for seasonal rentals, the structure is there – it just needs your finishing touch.

Outside, the garden is laid to lawn, with a scattering of trees and shrubs, and a metal shed perfect for storing firewood. The property is heated by the wood burner and a mix...