

## Stunning single-storey property in Condat-sur-Vézère



EXCLUSIVE



## INFORMATION

Town:	Condat-sur-Vézère
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	176 m <sup>2</sup>
Plot Size:	3212 m <sup>2</sup>

## IN BRIEF

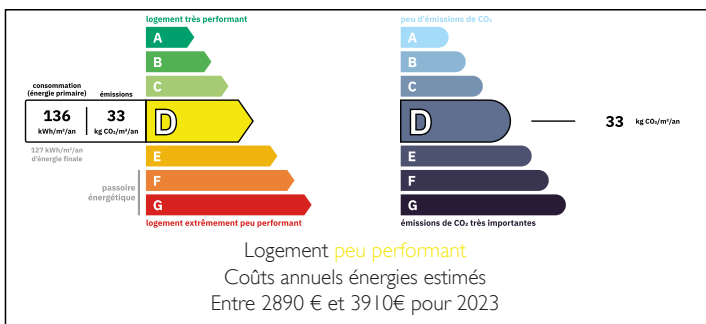
In Condat-sur-Vézère, discover this stunning single-storey home of 175 m<sup>2</sup>, fully and carefully renovated, set on a flat, tree-lined plot of 3,200 m<sup>2</sup> with no overlooking neighbors.

You will enjoy a spacious and bright living room opening onto a 50 m<sup>2</sup> terrace, a modern fully equipped kitchen, three bedrooms, a home office, and an independent studio with a pellet stove that can easily be converted into a fifth bedroom.

A double garage offers parking and additional storage space, along with a practical utility room.

High-quality features include double glazing, oil-fired central heating combined with a pellet stove, compliant drainage, updated electrical system, and a perfect roof absolutely no renovation work required.

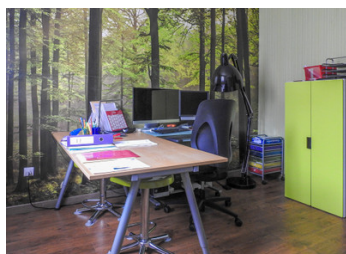
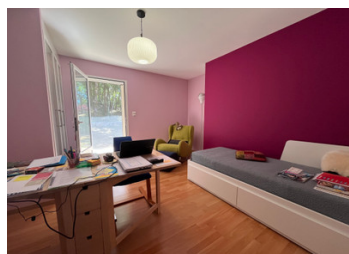
## ENERGY - DPE



Ideally located between Montignac and

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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.



## DESCRIPTION

From the moment you arrive on the property, a sense of space and serenity immediately takes over. The gravelled entrance leads to a generously sized 3,200 m<sup>2</sup> plot, entirely flat and with no overlooking neighbors, offering numerous possibilities for outdoor development: vegetable garden, relaxation area, children's play zone, and more.

The main house offers a living area of 175 m<sup>2</sup>, fully on one level and renovated with great care. There are absolutely no works needed.

You'll find a spacious and light-filled living room of 40 m<sup>2</sup>, designed to provide both comfort and conviviality. This room opens directly onto the terrace, creating a seamless connection between indoor and outdoor spaces.

The kitchen spans 21 m<sup>2</sup> and is fully equipped with a dishwasher, oven, stovetop, extractor hood, and high-quality custom cabinetry.

A functional utility room is located just off the kitchen and includes a washing machine, dryer, and integrated storage spaces.

In the night area, the house offers three generously sized bedrooms, ranging between 13 and 15 m<sup>2</sup>, providing optimal comfort for children, guests, or family.

An 11 m<sup>2</sup> office completes the space perfect for remote work or study, and easily convertible into an additional bedroom depending on your needs.

The 9 m<sup>2</sup> bathroom has also been tastefully renovated and features a walk-in shower, bathtub, contemporary double-sink vanity, ample storage, and a toilet. An additional separate toilet is also available.

One of the property's major assets is its 28 m<sup>2</sup> independent outbuilding, fully insulated and equipped with a pellet stove. This versatile space can serve...

## NOTES