LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40219BOT24 Price: 114 450 EUR

agency fees included: 9 % TTC to be paid by the buyer (105 000 EUR without fees)

An authentic stone house offering the Dordogne lifestyle, close to Lalinde - a lively bastide town















INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	414 m2

IN BRIEF

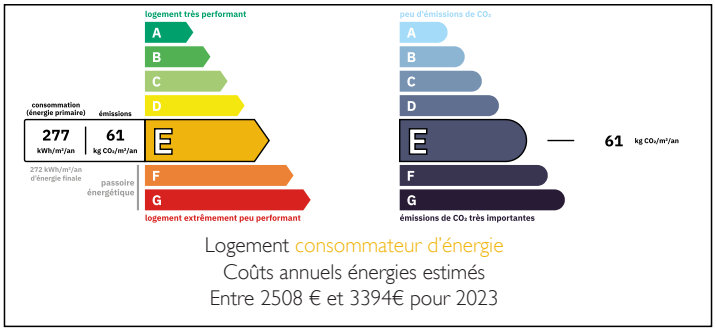
Located near the charming bastide of Lalinde, close to a château and not far from the river Dordogne, this traditional stone house offers space, character and a peaceful setting, ideal as a second home or a family retreat in the Dordogne.

The property combines countryside tranquillity with easy access to shops, cafés, weekly markets and a train station, making it practical for both holidays and longer stays. The garden and terrace invite outdoor living, perfect for enjoying the region's mild climate.

With some updating, the house offers excellent potential to create a comfortable and personal home in one of southwest France's most sought-after regions.

A genuine Dordogne property, well suited to buyers looking for authenticity, space and lifestyle, rather than a purely touristic location.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2508 € et 3394€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40219BOT24 Price: 114 450 EUR

agency fees included: 9 % TTC to be paid by the buyer (105 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**576 EUR**

NOTES

DESCRIPTION

Stone house, located close to Lalinde - a beautiful bastide town of Périgord Pourpre with all necessary shops and amenities, as well as a railway station and a weekly market.

The property is at the old center/bourg of a pretty village, close to a château and not far from the river Dordogne. The area is calm, but not isolated. Different sport and leisure activities are available nearby.

The house

The house consists of two levels, with a total habitable surface of approximately 107 m2, 5 rooms/ of which 2 bedrooms, 1 office room, salon, living room/, bathroom, kitchen and 2 WC.

The ground floor offers a large living area, suitable for comfortable everyday living and entertaining. The separate kitchen provides scope for reconfiguration to suit modern living.

Upstairs, the bedrooms are well-proportioned, making the house suitable for family use or hosting guests. The layout is practical and easy to live in.

The attic space, currently unused, offers additional potential for conversion into an office, extra bedroom or hobby room, subject to the necessary permissions.

The property is connected to the mains. There is a central gas heating.

Outdoor space

The garden and terrace provide a pleasant outdoor area, ideal for enjoying the Dordogne climate, with limited maintenance required.

Condition

Some updating will enhance the property and allow buyers to personalise it, while benefiting from a solid structure and well-balanced volumes.

An authentic Dordogne property, well located in a popular market town, offering character, space and lifestyle potential as a nice family, or holiday...