

Charming village house offering exceptional renovation potential, featuring 5 spacious bedrooms and a barn

EXCLUSIVE



INFORMATION

Town:	Allemans
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	106 m2
Plot Size:	2416 m2

IN BRIEF

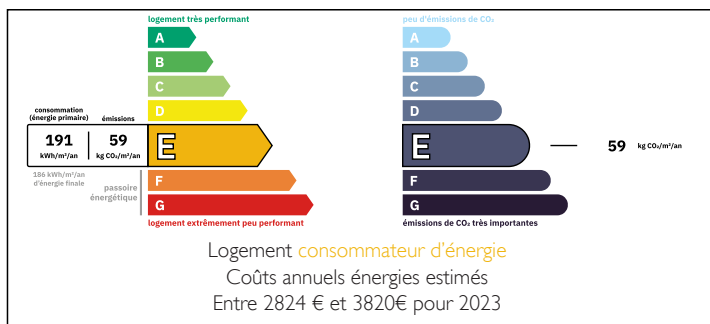
Built in 1848, this delightful stone house is brimming with character and set in the picturesque village, just a short drive from the lively market town of Ribérac. Originally part of a traditional farm, the property retains much of its authentic charm and offers exciting potential for renovation. The spacious layout and adjoining outbuildings of 150m² provide ample opportunity for expansion—ideal for creating additional living space, guest accommodation, or even holiday rentals (subject to the necessary planning permissions).

This is a friendly and well-served village, boasting a boulangerie, an épicerie/post office. A local primary school catering for children up to 10–11 years old.

This is a wonderful opportunity for anyone seeking a rewarding renovation project in a beautiful Dordogne village setting. A visit is highly recommended to appreciate the charm and possibilities this lovely maison has to offer.

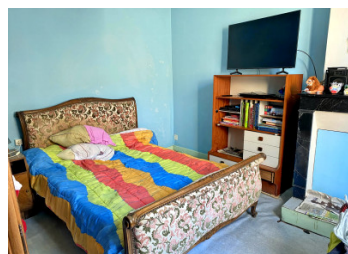


ENERGY - DPE



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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

Charming 5-Bedroom Village House with Extensive Renovation Potential

This spacious former farmhouse offers five bedrooms and a wealth of opportunities to expand, with potential to extend the living areas into the loft space and into the 150m² of adjoining outbuildings (subject to planning permission).

Originally part of a farm, the property's outbuildings feature mezzanine areas once used for hay storage, as well as the original pig cabins with their attractive arched wooden doors — full of authentic rural character.

To the rear, there is off-road parking and a small garden area with cherry trees, offering views over open countryside — an ideal spot to enjoy the peaceful village surroundings.

LOCAL TAXES

Taxe foncière: 18 EUR

GROUND FLOOR

A spacious entrance hall (15m²) leads to a ground-floor bedroom (13m²) and a separate shower room (6m²), with a WC conveniently located nearby.

On the opposite side of the hall, you'll find the living/dining room (13m²) and the kitchen (13m²), which features a traditional low sink typical of houses of this period.

FIRST FLOOR

Upstairs, there are four generous bedrooms (each approximately 13m²). Bedroom 2 is accessed via Bedroom 1, offering excellent potential to create an independent apartment or guest suite.

This property requires renovation, but presents an exceptional blank canvas for anyone wishing to create a large family home, guesthouse, or holiday retreat in a charming rural setting. With its combination of character features and development potential, it's a rare find for those with vision and creativity.

ROOM SIZES

NOTES