

UNDER OFFER Stylish village property renovated with character including an Apartment

EXCLUSIVE



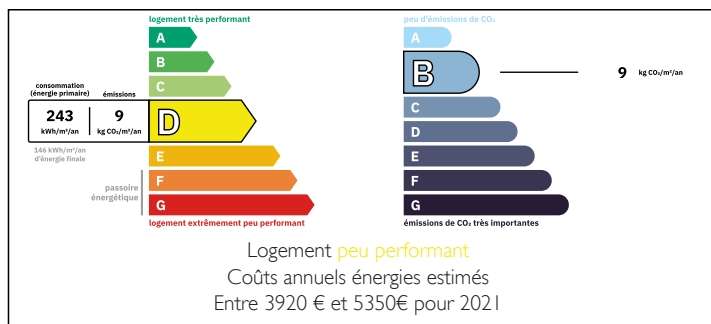
INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	185 m2
Plot Size:	209 m2

IN BRIEF

Beautifully renovated, this property blends character and modern comfort. The main house offers a bright open-plan living room and kitchen with a log-burning stove, opening onto a sunny courtyard garden. A rear dining room could serve as a ground-floor bedroom, with a bathroom nearby. The attached barn is divided into two sections for storage or potential development. Upstairs, the main bedroom features a dressing area, reading nook, stylish bathroom and separate WC; a second bedroom has its own shower room and WC. A self-contained apartment with lounge, kitchenette, and bedroom opens onto a raised deck and a stunning covered terrace. Two additional barns provide extra space. Within walking distance of Saint-Pardoux-la-Rivière, this versatile home is ideal as a family residence, holiday retreat, or rental opportunity.

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

This beautifully renovated property perfectly blends character and modern comfort, offering versatile living spaces and stunning outdoor areas. The main house features a bright, open-plan living room and kitchen, complete with a log-burning stove, creating a cozy and welcoming atmosphere. French doors open onto a sunny courtyard garden, ideal for relaxing or dining al fresco. At the rear, a formal dining room provides a flexible space that could easily be used as a ground-floor bedroom, accompanied by a convenient downstairs bathroom.

The attached barn has been divided into two separate sections, providing excellent storage, workshop space, or potential for further development.

Upstairs, the main bedroom impresses with ample space for a dressing table and reading nook, complemented by a stylish bathroom with shower, sink, towel radiator, and a separate WC. Exposed beams and stonework throughout add character and charm. A second bedroom upstairs has its own bathroom with shower, sink, space for a washing machine, and a separate WC.

From this area, you can access a self-contained apartment, perfect for guests, family, or rental income as a gîte. The apartment includes a lounge with a kitchenette and a bedroom, both opening onto a raised decked terrace, which leads to a breathtaking covered outdoor entertaining area.

Below the terraces are the two barns, offering further space for storage, hobbies, or potential conversion.

Located just a short walk from the centre of Saint-Pardoux-la-Rivière, this property offers a rare combination of charm, flexibility, and lifestyle appeal, making it perfect as a family...

LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES