

Charming former renovated railway station, now a spacious family home with beautiful historical features



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Loubejac |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 1        |
| Floor:      | 200 m2   |
| Plot Size:  | 2251 m2  |

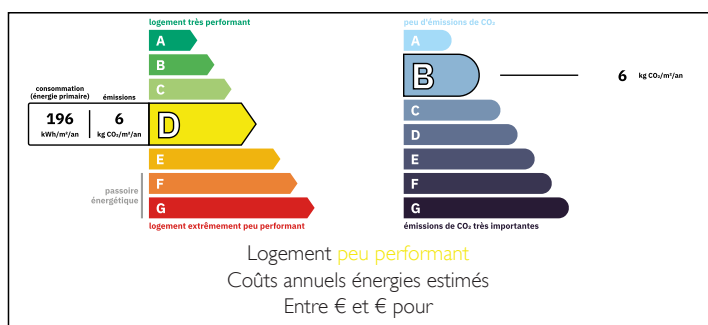


## IN BRIEF

A charming former railway station in the heart of the Périgord Noir

Located close to the charming bastide village of Villefranche-du-Périgord, in a peaceful setting yet within easy reach of all amenities and the renowned attractions of the Périgord Noir, this former SNCF railway station offers a unique property full of character.

## 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.



## LOCAL TAXES

Taxe foncière: 518 EUR

## NOTES

## DESCRIPTION

While the house would benefit from some renovation work, its generous volumes, history and location provide an excellent opportunity to create a truly special home.

The property offers approximately 190 m<sup>2</sup> of living space.

On the ground floor, the entrance leads to a utility room and a charming 14 m<sup>2</sup> boudoir, perfect as a study or reading room. A bright 34 m<sup>2</sup> living room with wood-burning stove provides a welcoming space for relaxing or entertaining, while the spacious 31 m<sup>2</sup> kitchen offers plenty of room for family meals and gatherings.

On the first floor, a second 30 m<sup>2</sup> lounge creates an additional living area or library space. This level also includes three bedrooms of 11 m<sup>2</sup>, 13 m<sup>2</sup> and 18 m<sup>2</sup>, a dressing room, a shower room, a separate WC and hallway areas.

In the attic, a further 15 m<sup>2</sup> bedroom provides a cosy guest room, studio or hobby space.

The house also benefits from a beautiful 14 m<sup>2</sup> vaulted cellar, ideal for wine storage.

Outside, the property sits on a fully enclosed garden of 2,236 m<sup>2</sup>, with above ground swimming pool, planted with ornamental shrubs, fruit trees and flowers, creating a peaceful setting to enjoy the Dordogne lifestyle.

Technical features include double glazing, three wood-burning stoves, hot water tank, attic insulation, fibre internet installed, a well, and independent drainage to be checked.

A character property with great potential, ideal as a family home, holiday retreat or renovation project in this highly desirable region.

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Information about risks to which this property is exposed...