

Charming character home in peaceful setting, garages, river opposite, shops 2 km



INFORMATION

Town:	Le Pizou
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	141 m ²
Plot Size:	8050 m ²

IN BRIEF

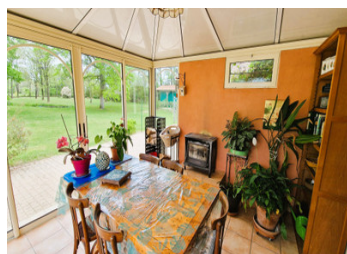
Located in the Dordogne countryside in Le Pizou, this charming detached character home (approx. 141 m²) offers a peaceful lifestyle just 2 km from local shops, easily accessible by bicycle.

The property features a bright 42 m² living room with wood-burning insert and heat distribution system, a fully equipped kitchen opening onto a veranda with underfloor heating powered by the heat pump, and three bedrooms including one with en-suite.

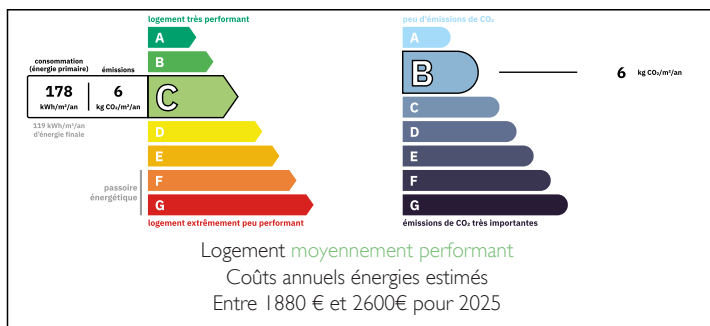
Set on over 8,000 m² with outbuildings.

River directly opposite with access.

Ideal as a family home, retirement property or holiday home.



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.



LOCAL TAXES

Taxe foncière: 1198 EUR

NOTES

DESCRIPTION

Situated in Le Pizou, on the border of Dordogne and Gironde, this detached character home enjoys a peaceful countryside setting with a river located directly opposite the property, accessible to all—perfect for nature lovers.

Local amenities including shops, a primary school, post office and medical services are just 2 km away and can easily be reached by bicycle. Nearby, Montpon-Ménestérol provides a full range of facilities including supermarkets, schools, restaurants and a train station with connections to Bordeaux.

The house offers a spacious 42 m² living room with a wood-burning insert and heat distribution system feeding the bedrooms. The fitted kitchen opens onto a comfortable veranda with underfloor heating powered by the heat pump, complemented by a wood burner, making it a usable living space all year round.

There are three bedrooms, including one with its own shower room and WC, plus a family bathroom with both bath and shower. A separate office provides ideal space for remote working.

Technical features include a recent heat pump, thermodynamic water heater, double glazing and insulation to walls, floors and ceilings. Fibre internet is available.

The 8,050 m² grounds include numerous outbuildings: garage, second garage, hangar for campervan, cellar, henhouse, gazebo and a well.

The septic tank is in good working order but does not meet current regulatory standards.

Please note: the property is located in a flood-risk zone and the land is not suitable for an in-ground swimming pool.

This property is ideal for families, retirees or as a