LEGGETT
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Ref: A44274NB46 Price: 219 000 EUR

agency fees to be paid by the seller

Dordogne river - spacious village house, 6 bedrooms, beautiful stone, garden, full of charm







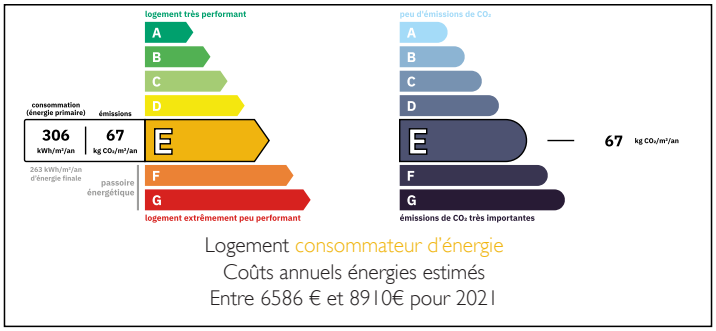








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6586 € et 8910€ pour 2021

INFORMATION

Town:	Pinsac
Department:	Lot
Bed:	6
Bath:	2
Floor:	205 m2
Plot Size:	375 m2

IN BRIEF

Spacious stone-built family home with 6 bedrooms (possible 7), located in the heart of Pinsac, just 1 km from the Dordogne river beaches.

This former stone house was renovated in the 1980s with great care and attention, using high-quality materials, and offers generous living spaces. On the ground floor, you will find a very large dining room opening directly onto the garden, as well as an impressive cathedral-style living room with a traditional gallery leading to the bedrooms and a magnificent monumental fireplace.

On the first floor, there are 4 bedroom and a study, and under the eaves, a 5th bedroom/library area and a 6th spacious bedroom/office.

The house is very comfortable, benefits from central heating, and promises cosy evenings around the wood-burning stoves. This is a family home filled

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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.

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LOCAL TAXES

Taxe foncière:	**1497 EUR**

NOTES

DESCRIPTION

This large stone village house features a vast living room with a monumental fireplace. The cathedral ceiling rises to 5.5 meters at the ridge—truly stunning.

You will also find a spacious dining room and a small kitchen with pantry; you may wish to redesign the kitchen and open it onto the dining area. Still on the ground floor, there is a large shower room and separate WC.

On the first floor, the landing opens onto a large mezzanine overlooking the living room. There is a first en-suite bedroom with shower room and WC; on the other side of the gallery, three large bedrooms, a workshop, and separate WC.

A small staircase leads to the attic, where you will find a large library space (or 5th bedroom) and a beautiful office/bedroom.

The layout can easily be modified, and the en-suite bedroom could be made independent (ideal if you wish to run a B&B, for example).

The garden is pleasant, with trees, and of a manageable size—so you won't spend all your time maintaining it. There is also a garage and, at the back, a small courtyard with a summer kitchen area.

No structural work required; only cosmetic updates (painting, decoration) and modernization.

Approximate SURFACES AREAS

Ground floor (garden level)

- Living room with monumental fireplace: approx. 40 m²
- Dining room: 34 m²
- Kitchen: 7.5 m²
- Pantry
- Shower room – WC: 10.5 m²

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