

Instant favorite in the Périgord Noir : elegant stone house with gardens and outdoor spaces | Céou Valley



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Bouzig   |
| Department: | Dordogne |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 169 m2   |
| Plot Size:  | 1644 m2  |



## IN BRIEF

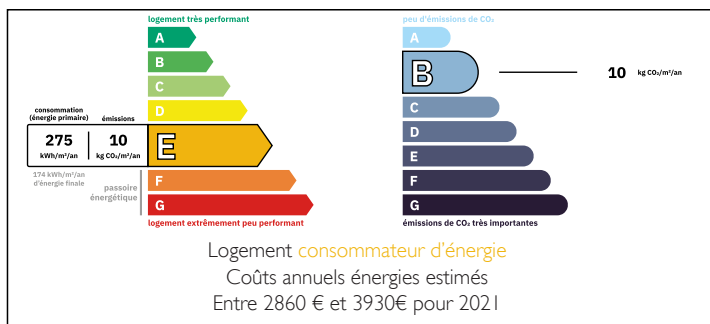
Located in the commune of Bouzig, a charming village in the Périgord Noir, this beautiful semi-detached stone house has undergone a complete renovation using high-quality materials, combining authentic character with modern comfort.

On the ground floor, it offers a welcoming entrance hall, a spacious and bright living room with a stone fireplace and insert, as well as a modern fully fitted kitchen opening onto the garden and its dining area. A bathroom with both bathtub and shower, separate toilets, and a utility/laundry space complete this level.

Upstairs, you will find three spacious bedrooms, as well as a large attic room offering conversion potential.

Outside, both the welcoming front garden and the landscaped rear garden, enhance the property

## 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.



## NOTES

## DESCRIPTION

Located in the commune of Bouzic, a charming village in the Périgord Noir, this beautiful semi-detached stone house has undergone a complete renovation using high-quality materials, combining authentic character with modern comfort.

Upon arrival, a welcoming and carefully landscaped front garden enhances the property and creates a warm first impression.

Offering approximately 169 m<sup>2</sup> of living space, the house comprises on the ground floor a spacious entrance hall and a generous, convivial living room, enhanced by a stone fireplace with insert. The recently fitted, fully equipped kitchen opens directly onto the garden, creating an ideal setting for outdoor dining.

This level also includes a full bathroom with both bathtub and shower, as well as separate toilets with a utility/laundry area.

Upstairs, three spacious bedrooms provide comfort and natural light. A large additional room offers further potential for conversion within the attic space.

The property's charm is immediately evident through exposed beams, generous volumes, and high ceilings, all enhanced by tasteful décor creating an elegant and welcoming atmosphere.

In terms of comfort and features, the house offers high-quality amenities ensuring an excellent standard of living: underfloor heating, double glazing, fibre optic internet, and a compliant individual sewage system.

Outside, the landscaped south-facing garden, meticulously maintained, provides a privileged setting with open views. Together with the welcoming front garden, these outdoor spaces allow enjoyment of different moments of the day depending on sunlight.