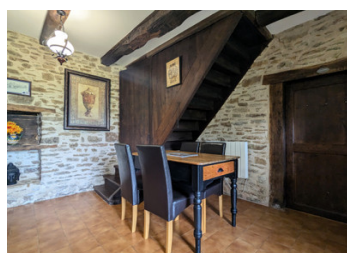
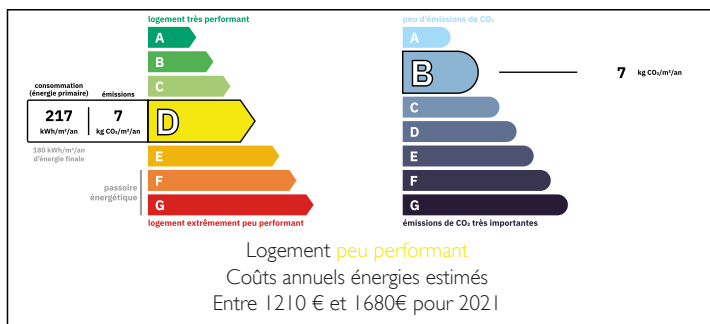


*** UNDER OFFER ***

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	3124 m2

IN BRIEF

Set in a peaceful hamlet, this charming stone house blends traditional character with comfortable modern living. Rich in original features, it retains an authentic rural feel while offering practical, updated spaces throughout. On the ground floor, there is a smart, fitted kitchen, a stylish shower room, and a generous double bedroom, providing convenient single-level living. Upstairs, 2 further bedrooms offer cosy accommodation with some limited headroom that enhances the character of the property. Part of the barn has been tastefully converted into a beautifully finished one-bedroom gîte, ideal for visiting guests, holiday rental income, or independent family use, adding excellent versatility. Outside, the property enjoys truly magnificent far-reaching views, capturing the essence of countryside living—peaceful, open, and constantly changing with the seasons. Don't miss this opportunity to acquire a traditional stone home with additional income potential in an...

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

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Set in a peaceful hamlet, this charming stone house blends traditional character with comfortable modern living. Rich in original features, it retains an authentic rural feel while offering practical, updated spaces throughout. On the ground floor, there is a smart, fitted kitchen, a stylish shower room, and a generous double bedroom, providing convenient single-level living. Upstairs, 2 further bedrooms offer cosy accommodation with some limited headroom that enhances the character of the property. Part of the barn has been tastefully converted into a beautifully finished one-bedroom gîte, ideal for visiting guests, holiday rental income, or independent family use, adding excellent versatility. Outside, the property enjoys truly magnificent far-reaching views, capturing the essence of countryside living—peaceful, open, and constantly changing with the seasons. Don't miss this opportunity to acquire a traditional stone home with additional income potential in an idyllic hamlet setting.

LOCAL TAXES

Taxe foncière: **662 EUR**

LOCAL AREA

This property is located in a small hamlet in the commune of Saint-Paul-la-Roche . The town of Thiviers (24800) is 8km away. Thiviers is a well-served market town offering a comprehensive range of everyday amenities, making it ideal for convenient full-time living. The town provides a selection of supermarkets, independent shops, traditional bakeries, butchers, and local boutiques, alongside a vibrant weekly market showcasing regional Dordogne produce. A variety of cafés, restaurants, and welcoming bars contribute to its lively yet authentic French atmosphere. Thiviers also offers excellent transport connections, including a local train station with regional links, and easy road access...

NOTES