

Elegant village house with enclosed garden, outbuilding and private parking in the heart of Trémolat



## INFORMATION

Town:	Trémolat
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	133 m <sup>2</sup>
Plot Size:	284 m <sup>2</sup>

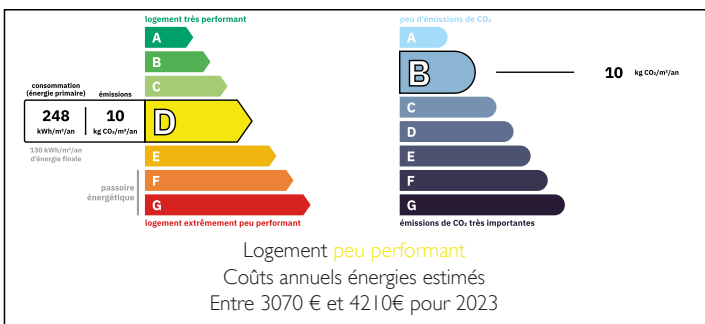
## IN BRIEF

Located in the heart of one of the most sought-after villages in the Dordogne valley, Trémolat, this charming village house perfectly embodies the French lifestyle so many international buyers are looking for. Here, everything is within walking distance: renowned restaurants, cafés, and local amenities are just a few minutes away.

Behind its discreet façade, the property offers approximately 143 m<sup>2</sup> of living space, featuring warm and inviting interiors centred around a spacious main living area with an open-plan kitchen and a lounge with a wood-burning stove. Upstairs, three bedrooms provide comfortable accommodation for family and friends.

Outside, a private and intimate enclosed garden with a well offers a peaceful retreat in the heart of the village. A separate outbuilding and a private parking space further enhance this rare property, making it

## 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.



## DESCRIPTION

This charming village house offers approximately 143 m<sup>2</sup> of living space, arranged over two levels, and provides a warm, functional and authentic lifestyle in the heart of Trémolat.

Behind its discreet access from either the street or the garden, the property reveals generous volumes and an ideal layout for both a permanent residence and a holiday home in the Dordogne.

- All measurements are approximate and for guidance only -

### GROUND FLOOR – LIVING AREAS

The ground floor is centred around a large, bright and welcoming living space:

Street entrance: 6.3 m<sup>2</sup>

Garden entrance / hallway: 7.2 m<sup>2</sup>

Living room: 33 m<sup>2</sup> with wood-burning stove, creating a warm and cosy atmosphere

Open-plan fitted kitchen / dining room: 44.1 m<sup>2</sup>, the true heart of the home, ideal for entertaining

Utility room: 6.8 m<sup>2</sup>

WC with hand basin: 3.8 m<sup>2</sup>

Storage area: 1.3 m<sup>2</sup>

This generous living space offers a natural flow between kitchen, dining and lounge areas, making it perfect for everyday living as well as for entertaining family and friends.

## LOCAL TAXES

Taxe foncière: 1025 EUR

Taxe habitation: 741 EUR

## NOTES

### FIRST FLOOR – SLEEPING AREA

The first floor, accessed via an internal staircase, offers a simple and practical layout:

Landing / corridor: 8 m<sup>2</sup>

Bedroom 1: 7 m<sup>2</sup>

Bedroom 2: 11.4 m<sup>2</sup>

Bedroom 3: 11.7 m<sup>2</sup>

Bathroom: 4.5 m<sup>2</sup>

Separate WC: 1.6 m<sup>2</sup>

The three bedrooms provide comfortable accommodation for family and guests. The property is equally suited to a full-time residence or a turnkey holiday home.