

Beautiful family home with a garden in the heart of the Dordogne

EXCLUSIVE



INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	254 m2
Plot Size:	3000 m2

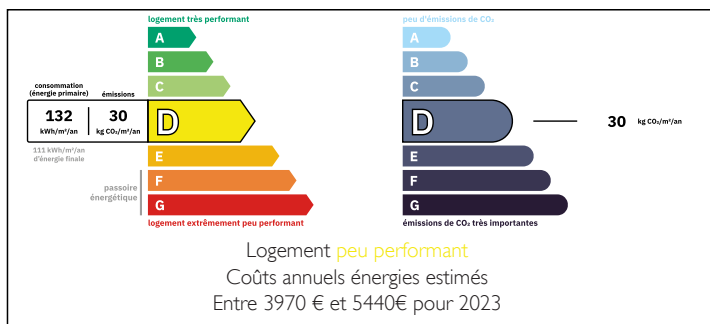
IN BRIEF

250 m² Stone House – Ideal for a Large Family

Discover this beautiful stone house offering spacious rooms and high-quality features. On the ground floor: entryway, high-end separate kitchen, spacious L-shaped living room with a fireplace, two bedrooms on the same level—including a master suite—and a separate half-bath. Upstairs, a large landing leads to two large bedrooms, a full bathroom, and a second half-bath.

The full basement includes three convertible rooms, a garage, and a cellar. Outside, enjoy a large, tree-lined garden with a patio—perfect for sunny days. The house features double-glazed windows and air conditioning in the living room and upstairs. A charming home, ideal for a family looking for space and comfort.

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.



DESCRIPTION

Charming Stone House – 250 m² – Ideal for a Large Family

Discover this magnificent stone house of approximately 250 m², offering spacious rooms, high-quality finishes, and a pleasant living environment.

On the ground floor, a spacious entry hall leads to a large, high-end, fully equipped separate kitchen, as well as a bright L-shaped living room with a fireplace, ideal for spending quality time with the family. The sleeping area includes two bedrooms on the same level, including a beautiful master suite, as well as a separate half-bath.

Upstairs, a large landing leads to two spacious bedrooms, a bathroom, and a second separate toilet.

The full basement offers great potential with three large rooms that can be customized to suit your needs (office, game room, gym, workshop, etc.), as well as a garage and a cellar.

Outside, you'll enjoy a beautiful, tree-lined garden that's perfectly maintained, featuring a patio ideal for al fresco dining and relaxing.

In terms of comfort, the house features double-glazed windows and air conditioning in the living room and upstairs.

A charming property with generous living spaces, ideal for a large family or for making your dream a reality.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES