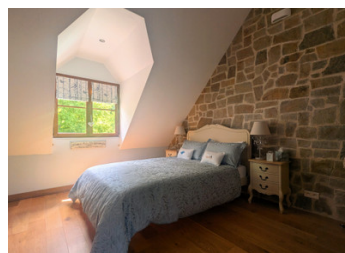
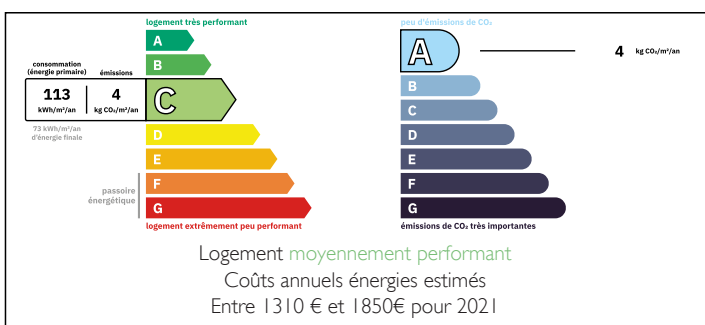


*** UNDER OFFER ***

EXCLUSIVE



ENERGY - DPE



INFORMATION

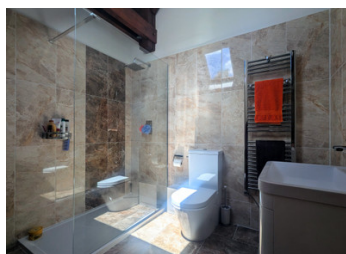
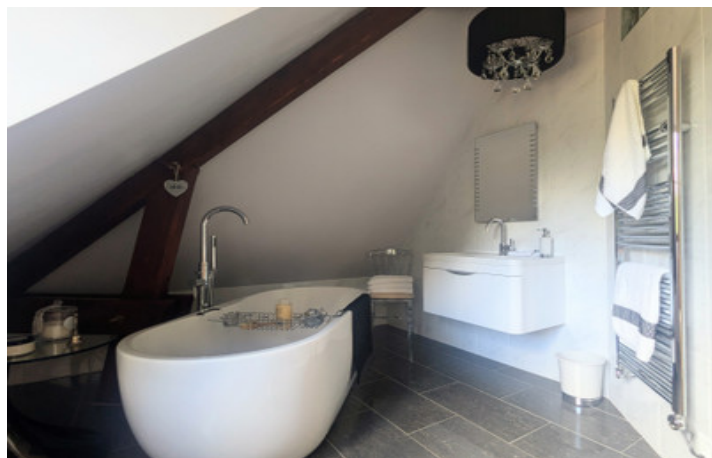
Town:	Saint-Pierre-de-Frugie
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	108 m2
Plot Size:	5340 m2

IN BRIEF

Immaculately presented, this stunning 4-bedroom detached stone house offers an exceptional lifestyle opportunity in the sought-after village of St-Pierre-de-Frugie. Beautifully decorated throughout, the property offers stylish contemporary interiors. On the ground floor you'll find a bright open-plan lounge-dining area and kitchen designed for relaxed living and entertaining, as well as two bedrooms and a shower room. Upstairs are two further bedrooms, each with a luxurious en-suite bathroom. Outside, the home truly comes into its own, with a superb covered outdoor seating area overlooking the pool— perfect for long summer days, alfresco dining with friends, and enjoying the peaceful surroundings. Set within a private garden on a generous plot surrounded by mature trees, the property provides privacy and tranquillity while remaining within walking distance of the centre of the village. A beautiful home offering the perfect blend of...

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

*** UNDER OFFER ***

Immaculately presented, this stunning 4-bedroom detached stone house offers an exceptional lifestyle opportunity in the sought-after village of St-Pierre-de-Frugie. Beautifully decorated throughout, the property offers stylish contemporary interiors. On the ground floor you'll find a bright open-plan lounge-dining area and kitchen designed for relaxed living and entertaining, as well as two bedrooms and a shower room. Upstairs are two further bedrooms, each with a luxurious en-suite bathroom. Outside, the home truly comes into its own, with a superb covered outdoor seating area overlooking the pool— perfect for long summer days, alfresco dining with friends, and enjoying the peaceful surroundings. Set within a private garden on a generous plot surrounded by mature trees, the property provides privacy and tranquillity while remaining within walking distance of the centre of the village. A beautiful home offering the perfect blend of comfort, style and relaxed countryside living.

This property is double glazed throughout. Heating and air conditioning is provided by an air-air heat pump system, supplemented by a wood-burning stove on the ground floor. The property has achieved an energy classification of C. Sanitation at the property is via an individual septic system.

One approaches the property along a sweeping driveway surrounded by trees, before entering into the garden and arriving at the house.

LOUNGE-DINER (30.2m2)

One enters the house via the lounge-diner. Having windows and glass doors on 3 sides this room is wonderfully bright and luminous. A wood burning stove offers cosy ambience for the...

LOCAL TAXES

Taxe foncière: 981 EUR

Taxe habitation: 911 EUR

NOTES