LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46699ISO24 Price: 259 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (242 057 EUR without fees)

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







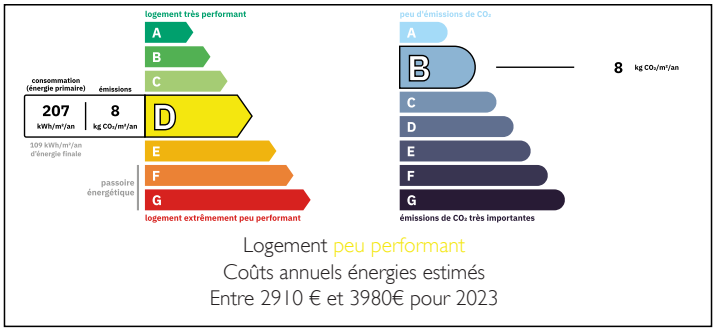








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2910 € et 3980€ pour 2023

INFORMATION

Town:	Trémolat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	154 m2
Plot Size:	307 m2

IN BRIEF

Located in the heart of Trémolat, one of the Dordogne Valley's most sought-after villages, this elegant character property offers a wonderful opportunity to embrace the authentic French village lifestyle.

Formerly a village inn, the house combines generous proportions, a warm atmosphere and an exceptional location within walking distance of cafés, restaurants, local shops, the weekly market and peaceful riverside walks along the Dordogne.

Offering approximately 154 m² of living space, the property features two impressive reception areas including an open-plan kitchen/dining room and a cosy sitting room with fireplace. Upstairs, three bedrooms including a private en-suite suite provide comfortable accommodation for family and guests. A private enclosed garden and cellar complete this charming property, ideal as a holiday home,

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.

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LOCAL TAXES

Taxe foncière:	**500 EUR**
Taxe habitation:	**400 EUR**

NOTES

DESCRIPTION

This elegant character village house offers approximately 154 m² of living space arranged over two floors and enjoys a privileged position in the centre of Trémolat, one of the most desirable villages in the Dordogne Valley.

Formerly a village inn, the property benefits from generous rooms, a welcoming atmosphere and a layout perfectly suited to a variety of lifestyles, whether as a full-time residence, a French holiday home or a charming guest accommodation project.

One of the greatest advantages of this property is its location. From the doorstep, you can walk to everything Trémolat has to offer: restaurants, local shops, the village market and the beautiful riverside paths along the Dordogne. This is the authentic French village lifestyle so sought after by international buyers.

Room sizes are provided for guidance only

GROUND FLOOR – LIVING SPACES

The ground floor offers generous reception areas centred around two main living spaces:

• Open-plan kitchen / dining room: 42.8 m²

A spacious and welcoming area, perfect for entertaining family and friends.

• Sitting room: 35.3 m²

Featuring a fireplace, creating a cosy and inviting atmosphere throughout the year.

• Storage room: 1.5 m²

• WC with wash basin: 2.7 m²

The original parquet flooring adds warmth and character to this level, while the generous proportions create a comfortable and flowing living environment.

FIRST FLOOR – BEDROOM ACCOMMODATION

The first floor provides a practical and comfortable sleeping area:

• Landing: 3.8 m²

• Corridor: 6 m²