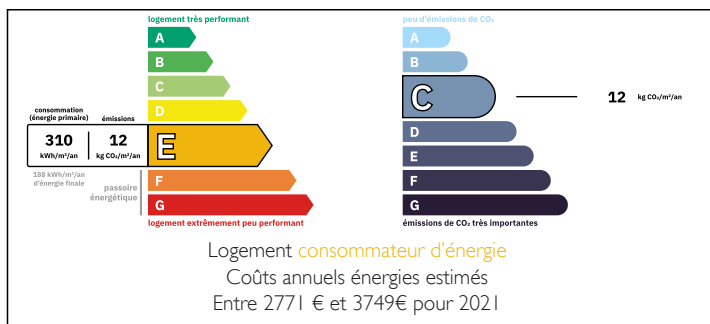


## Move-in Ready Home with Pool, Garden and Outbuildings in the Heart of Trémolat



## ENERGY - DPE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Trémolat |
| Department: | Dordogne |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 135 m²   |
| Plot Size:  | 1513 m²  |

## IN BRIEF

Dating from 1926 and ideally located in the heart of Trémolat, this charming character property offers a wonderful opportunity to embrace the authentic French village lifestyle.

It combines generous living spaces, period charm and an exceptional location.

Offering approximately 135 m² of living space, the property features a spacious open-plan kitchen with a dining and living area, three double bedrooms including two with ensuite facilities, a family bathroom, a large utility room and a versatile attic space currently used as an office. Outside, a private garden, a well, a swimming pool, a covered patio, a rooftop terrace and an impressive former tobacco barn complete this unique property.

Perfect as a permanent residence, a lock-up-and-leave holiday home or a rental investment, this is a rare opportunity to own.

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.



## LOCAL TAXES

**Taxe habitation: 580 EUR**

## NOTES

## DESCRIPTION

One of the greatest advantages of this property is its exceptional location.

Situated in the centre of Trémolat, the house is just steps away from the village café and restaurants, including Le Vieux Logis, the mairie, a garage, hairdresser, and the weekly market selling local produce, fresh fruit, vegetables and bread.

The Dordogne River is approximately 750 metres away, offering riverside walks and water activities.

Limeuil, Le Bugue, Bergerac airport and the famous Cingle de Trémolat viewpoint are all within easy reach.

A charming and versatile property combining character, generous outdoor space, excellent outbuildings and an exceptional village location — an ideal opportunity to own a true piece of the Dordogne lifestyle.

\* Room sizes are provided for guidance only \*

### GROUND FLOOR – LIVING SPACES

The ground floor offers a practical and welcoming layout centred around generous living areas:

- Entrance hall: 7.2 m<sup>2</sup>

A welcoming entrance providing access to the main living spaces.

- Open-plan kitchen / dining / living area: 39.3 m<sup>2</sup>

A spacious and sociable room combining kitchen, dining and sitting areas, ideal for everyday living and entertaining family and friends.

- Log fire area: 3.8 m<sup>2</sup>

A dedicated space offering the possibility of creating a cosy focal point for cooler evenings.

- Corridor: 2 m<sup>2</sup>

The ground floor also provides three bedrooms and well-designed sleeping accommodation.