LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47419LNH24 Price: 99 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (90 826 EUR without fees)

Charming 3-Bedroom Stone Cottage with Stunning Private Countryside Views, Garden & Covered Entertaining Area.















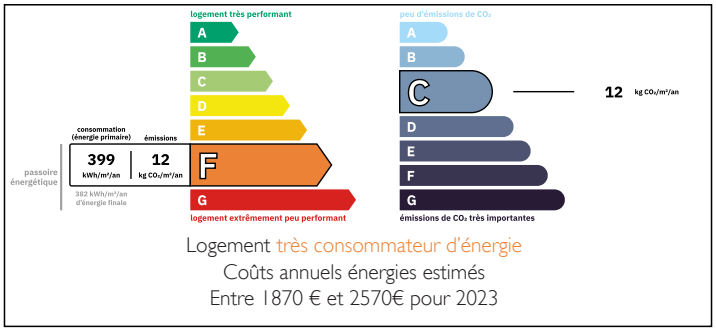
INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	2581 m2

IN BRIEF

Full of charm and character, this delightful three-bedroom stone cottage enjoys a stunning private setting, with beautiful views across rolling countryside and woodland. Just 10 minutes from the lively market town of Thiviers, the property offers open-plan living with attractive exposed wooden beams, adding to its rustic appeal, and 2,581m² of land to enjoy. The garden offers several lovely spots to sit back, relax and enjoy the views in the cool shade of its mature trees. A large covered outdoor space provides a relaxed, rustic setting for outdoor dining, summer barbecues and informal gatherings with family and friends. With its peaceful setting yet convenient access to the shops, services and everyday amenities of Thiviers, this is an ideal choice for a holiday retreat or first home, offering the opportunity to enjoy a relaxed country lifestyle in the heart of the Dordogne.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1870 € et 2570€ pour 2023

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:	**255 EUR**
Taxe habitation:	**244 EUR**

NOTES

DESCRIPTION

Full of charm and character, this delightful three-bedroom stone cottage enjoys a stunning private setting, with beautiful views across rolling countryside and woodland. Just 10 minutes from the lively market town of Thiviers, the property offers open-plan living with attractive exposed wooden beams, adding to its rustic appeal, and 2,581m² of land to enjoy. The garden offers several lovely spots to sit back, relax and enjoy the views in the cool shade of its mature trees. A large covered outdoor space provides a relaxed, rustic setting for outdoor dining, summer barbecues and informal gatherings with family and friends. With its peaceful setting yet convenient access to the shops, services and everyday amenities of Thiviers, this is an ideal choice for a holiday retreat or first home, offering the opportunity to enjoy a relaxed country lifestyle in the heart of the Dordogne.

The property offers 110m² of living space, together with a generous covered outdoor entertaining area of 44m². The windows feature traditional small-pane single glazing throughout. Heating is provided by a combination of electric heating and a wood-burning stove. The energy performance classification is F. The property is served by an individual septic tank system which is currently non-compliant. Fibre-optic internet is available at the property.

OPEN-PLAN GROUND FLOOR

A large open-plan living space combining the lounge, dining area and kitchen, all on one level. Wood flooring runs throughout, complemented by beamed ceilings and exposed stone and oak timber walls. Good natural light comes from windows at both ends of the room, with additional ceiling and wall lighting. An open wooden staircase leads to the upper floor. The layout provides a practical shared living space, allowing you to cook, dine and relax while remaining connected to the rest of the room.

LOUNGE (24...