

Dordogne Life at Your Doorstep: Idyllic Village House



INFORMATION

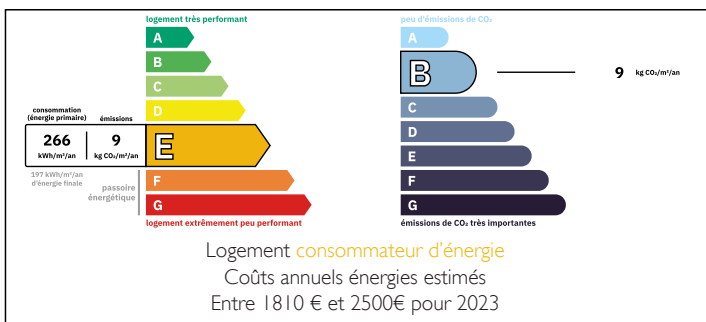
Town:	Douville
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	1476 m2

IN BRIEF

This charming village house is ideally positioned in the heart of the Dordogne, offering the perfect blend of countryside tranquility and convenience. Strategically situated halfway between Périgueux and Bergerac, it places you within easy reach of the region's finest hubs. Even better, you are just a short, pleasant walk from the village of Pont-Saint-Mamet, where you'll find all your daily essentials—including the renowned local bakery and grocery shop, a reliable garage, and the popular new addition to the community, Guy's Pub, perfect for catching up with neighbors over a drink.

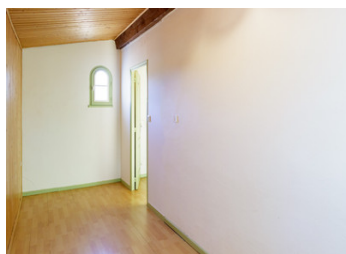


ENERGY - DPE



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

This charming village house is ideally positioned in the heart of the Dordogne, offering the perfect blend of countryside tranquility and convenience. Strategically situated halfway between Périgueux and Bergerac, it places you within easy reach of the region's finest hubs. Even better, you are just a short, pleasant walk from the village of Pont-Saint-Mamet, where you'll find all your daily essentials—including the renowned local bakery and grocery shop, a reliable garage, and the popular new addition to the community, Guy's Pub, perfect for catching up with neighbors over a drink.

Inside, the ground floor features a bright semi-equipped kitchen, a cozy dining room complete with a warm wood-burning stove, a separate living room, a dedicated home office, and a practical storage room. There are also two full shower rooms, each fitted with a shower, toilet, and sink, with one conveniently accommodating a dedicated laundry area. Upstairs, a central landing opens to two comfortable bedrooms. The home is equipped with double glazing throughout, classic wooden shutters, smart connected electric radiators, and a septic tank system. Outside, the fully fenced property is accessed via an entrance gate and boasts a spacious outdoor terrace, a private garden, and a handy garden shed for extra storage.

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

LOCAL TAXES

Taxe foncière: 692 EUR

NOTES