LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47932GEG24 Price: 85 000 EUR

agency fees to be paid by the seller

Charming house in rural hamlet in Dordogne. Complete one-level living, with open views to the countryside.















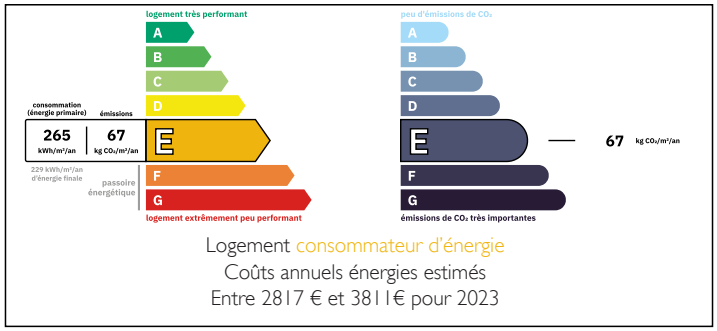
INFORMATION

Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	2000 m2

IN BRIEF

Charming Dordogne Countryside House - Set in a peaceful rural hamlet in the heart of the Dordogne, this traditional countryside house offers an excellent opportunity for those looking for a renovation project, holiday home or character property. Offering approximately 90 m² of habitable space, all on one level, it features a spacious living room, open kitchen, two bedrooms, bathroom and separate toilet. Original details include exposed stonework and beams, a historical fireplace and special tiled floor. Large windows and double doors open onto the garden, creating a light and bright atmosphere. The property is habitable but would benefit from refreshing and renovation, while the 2,000 m² grounds offer open views over the green and lush countryside of the Périgord Vert.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2817 € et 3811€ 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: **611 EUR**

NOTES

DESCRIPTION

A detached countryside house full of character, with approximately 90 m² of habitable space, all on one level, and set on a spacious 2,000 m² plot with open views over the green and lush countryside of the Périgord Vert. With its original details, generous living space and potential for further development, it offers an opportunity to create a comfortable home while retaining its authentic rural charm.

The large windows and double doors create natural light and a bright atmosphere in the house. A remarkable characteristic fireplace gives the living room a stylish, cosy feeling, while the open kitchen space in the corner is the lively centre of the house.

Two well-sized bedrooms, a bathroom with bathtub, shower cabin and sink, and the separate toilet room complete this comfortable living space.

The attic is an open space over the full surface of the property and could be renovated and designed into extra living space if needed.

There is a cellar underneath the house, accessed from the exterior only.

In addition to the property, there is a barn of approximately 40 m² for storage.

The property is habitable but would benefit from refreshing and renovation to modernise and personalise it while retaining its authentic rural charm.

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