

Beautiful 19th-century half-timbered house, restored in 2005 and located in a quiet area



INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	4675 m2

IN BRIEF

Beautiful stone house full of charm and authenticity, located close to local shops.

The area is very quiet and offers views of the surrounding countryside.

The house is spread over 3 levels connected by a magnificent open staircase. It's filled with light and has generous spaces.

On the garden level, you'll find a dining room with a fully equipped kitchen, a laundry room, a cellar, and a toilet with a sink.

Upstairs, the wide staircase leads to a living room with a wood stove and a lovely shaded terrace, plus a bedroom with a bathroom and toilet.

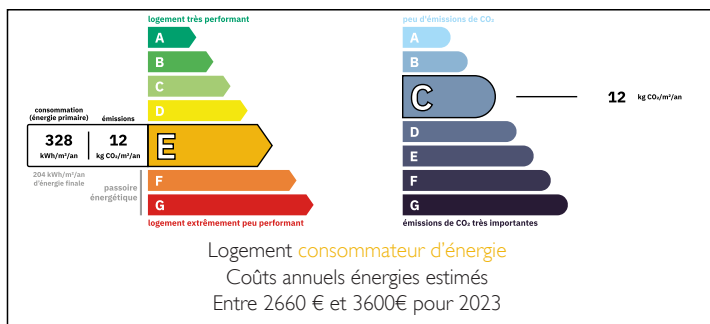
On the second floor, there are two additional bedrooms, a shower room, and a separate toilet.

There's a large secured chlorine pool away from the house, with views of the countryside (recent liner).

A garden shed is available for storing tools...

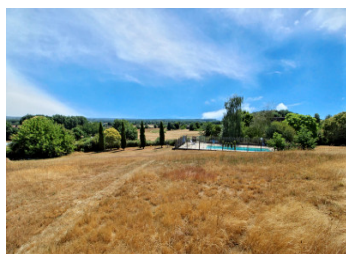


ENERGY - DPE



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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

Beautiful stone house with lots of charm and authenticity.

Views of the surrounding countryside and close to local shops.

The house is spread over 3 living levels connected by a beautiful staircase.

The house consists of:

Ground floor: a fitted kitchen opening onto a dining room (33m²), a laundry room (21.5m²), a WC with sink (4m²), and a cellar (12m²)

1st floor: a large living room with wood stove (24m²), a bedroom with its own bathroom with bathtub-sink-WC (14.5+4m²)

2nd floor: two bedrooms (13-13m²), a landing (2m²), a shower room with sink (3m²), and a separate WC (1m²)

Chlorine pool (12x4) fenced with a large sunbathing area

Two beautiful large terraces (one wooden at the front and one tiled at the back)

Wooded and enclosed land of +/- 4600 m²
Garden shed

Single glazing - septic tank - electric radiators - ventilation system

The house is sold furnished.

Vergt 10km
Le Bugue 16km
Bergerac and its airport 38km
Périgueux 28km

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

LOCAL TAXES

Taxe foncière: 1080 EUR

NOTES