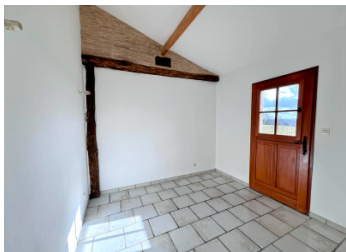


## Périgourdine House for Sale in Saint-Rémy – 5 Bedrooms & Garden

EXCLUSIVE



## INFORMATION

Town:	Saint-Rémy
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	4213 m <sup>2</sup>

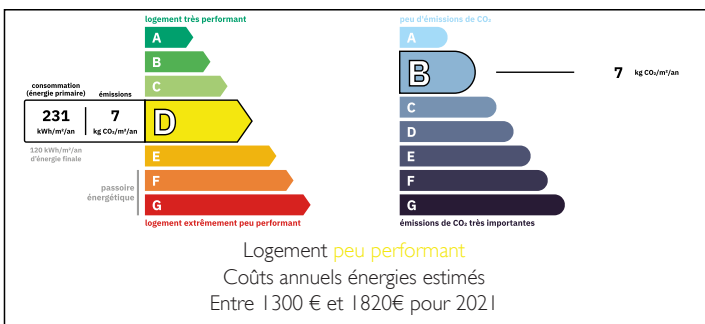
## IN BRIEF

Located in the peaceful countryside of Saint-Rémy, Dordogne, this charming Périgourdine-style house built in 2008 offers the perfect balance between modern comfort and traditional character. With a total living area of approximately 150 m<sup>2</sup>, the property is ideal as a family home, second residence or rental investment.

The ground floor features a bright open-plan kitchen, dining and sitting area with a wood-burning stove, creating a warm and welcoming living space. Three bedrooms and a family bathroom complete this level. Upstairs, two additional bedrooms and a shower room provide flexible accommodation for guests or children.

Set on a large plot with open countryside views, the house benefits from a covered terrace, barbecue area and private driveway. Landscaping remains to be completed, offering buyers the opportunity to

## 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

Ideally located, the property is 10 minutes from Montpon-Ménéstérol (shops, supermarkets and motorway access), 20 minutes from Sainte-Foy-la-Grande, 40 minutes from Bergerac airport and 1 hour from Bordeaux airport.

This attractive home is accessed via a private driveway, leading to a welcoming entrance highlighted by a porch made from reclaimed wooden beams, reinforcing the authentic Périgord character.

Interior layout:

Ground floor:

Open-plan kitchen / dining / sitting area

Wood-burning stove

3 bedrooms

Bathroom with WC

First floor:

2 bedrooms

Shower room with WC

Exterior:

Covered terrace ideal for outdoor dining

Barbecue area

Large, unfenced plot

Open views over the surrounding countryside

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

The property doesn't have central heating, there are several electric radiators installed.

About Saint-Rémy (Dordogne):

Saint-Rémy is a quiet rural commune in south-west France, prized for its green landscapes, relaxed lifestyle and proximity to key towns. Nearby Montpon-Ménéstérol provides schools, medical services, shops, restaurants and a train station with links to Bordeaux. The area is popular with both French and international buyers seeking space, tranquility and easy transport links.

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Information about risks to which this property is