

UNDER OFFER 3 Bedroomed property in need of complete renovation with barns, a garden and paddock

EXCLUSIVE



INFORMATION

Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	3
Bath:	0
Floor:	103 m2
Plot Size:	8551 m2

IN BRIEF

Saint-Saud-Lacoussière is a charming village located in the northern Dordogne, offering a peaceful setting in the heart of the Périgord-Limousin Regional Natural Park. Known for its natural landscapes, forests, and lakes, the village is perfect for outdoor enthusiasts and those seeking tranquility. With local shops, restaurants, and a friendly atmosphere, Saint-Saud-Lacoussière combines rural charm with modern comfort. Just a few kilometers from vibrant towns like Nontron, it is the ideal place to enjoy authentic Dordogne living while remaining close to essential amenities.

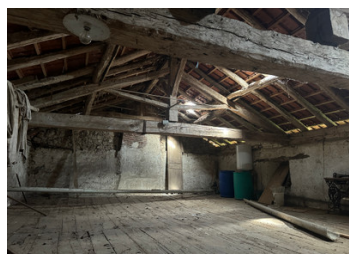


ENERGY - DPE

DPE not required.

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

The property is located in a small hamlet and offers plenty of potential to create a small holding. Upon entering the courtyard, you'll find the house directly in front of you and a large barn to the left.

The house opens into a small entrance hall. To the left is a spacious kitchen (32.5m²) with ample room for a dining table, a back door leading to the garden, and an open fireplace. To the right is the first bedroom (16m²), which includes a shower in one corner and a WC in another.

Opposite the entrance hall, you'll find two additional ground-floor bedrooms (16.96m² and 17.28m²), all with lovely high ceilings.

Upstairs, there's a large attic space (over 100m²) that could be converted into additional living areas.

Outside to the left of the house is a large stone barn (130m²+), plus a pigsty, a chicken coop, and a spacious lean-to barn at the back (77m²). There is also an old garage and another lean-to.

At the rear of the house, a small garden offers the perfect spot for growing vegetables, with the possibility to purchase additional land if desired.

The property is connected to mains electricity and water. However, the internal electrics and the septic tank will require updating, and the house needs complete modernization throughout.

All measurements are approximate. More photos available on request.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES