

4-bed house in Dordogne countryside, riverside location, open-plan living, ideal holiday home or rental.

EXCLUSIVE



INFORMATION

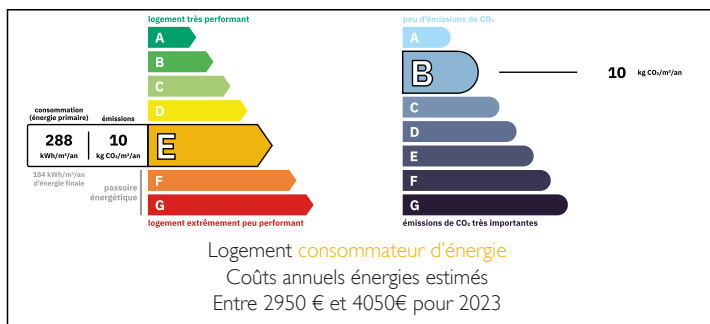
Town:	Saint-Pierre-de-Frugie
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	128 m2
Plot Size:	3063 m2

IN BRIEF

This 4-bed property offers great open-plan living and outdoor space close to the village of St-Pierre-de-Frugie. Enter the house via a raised, SE-facing terrace at the front of the house where you can enjoy the morning sun. Once in the house, you arrive in a large lounge with a cozy wood burning stove, a central point in the house which leads to all other areas. Down a small flight of steps, you enter the generous dining room and L-shaped kitchen which has room for a large dining table. Up a small flight of stairs from the lounge, a small landing leads to the spacious, comfortable master bedroom with a private shower room. A WC is also located on this landing. Leave the lounge in the opposite direction to access 2 more bedrooms, a bathroom and a WC. A...



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.



LOCAL TAXES

Taxe foncière: 733 EUR

Taxe habitation: 693 EUR

NOTES

DESCRIPTION

This 4-bed property offers great open-plan living and outdoor space close to the village of St-Pierre-de-Frugie. Enter the house via a raised, SE-facing terrace at the front of the house where you can enjoy the morning sun. Once in the house, you arrive in a large lounge with a cozy wood burning stove, a central point in the house which leads to all other areas. Down a small flight of steps, you enter the generous dining room and L-shaped kitchen which has room for a large dining table. Up a small flight of stairs from the lounge, a small landing leads to the spacious, comfortable master bedroom with a private shower room. A WC is also located on this landing. Leave the lounge in the opposite direction to access 2 more bedrooms, a bathroom and a WC. A further bedspace with attic storage beyond is on the 1st floor. The house sits within land $\frac{3}{4}$ of an acre. To the rear, the garden slopes down toward a small river which gives the perfect soundscape to this countryside home.

This property comes with all the furniture included making it ideal for those seeking to hit the ground running with a rental opportunity. The decor is simple and functional, a blank canvas for a more personalised interior design project. Sanitation provided by a septic tank. Lovely quiet location with a charming village nearby.

LOUNGE (6,4m x 4,4m = 28,3m²)

The main entry to the house opens into the lounge....