

Charm, Space and Serenity in the Heart of the Périgord Vert Near St-Saud-Lacoussière, Fully Renovated Property



INFORMATION

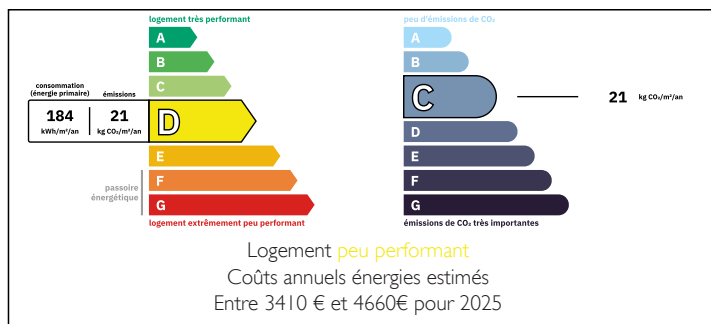
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	264 m2
Plot Size:	11789 m2

IN BRIEF

Tucked away at the end of a quiet stone lane with no immediate neighbours, this beautiful south-facing property offers peace, privacy and sweeping views over the surrounding countryside — a true haven for those seeking nature and comfort.



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:	1436 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The main house, tastefully restored throughout, offers 264 m² of living space over three levels. It features a spacious and bright living room with fireplace and wood-burning stove, a fully equipped kitchen, several reception areas, three bedrooms (including one on the ground floor), two bathrooms, dressing room, workshop, and plenty of storage.

Outside, the property spans nearly 1.2 hectares of landscaped garden, orchard, meadows and mature trees. A large partially covered terrace with pergola, a well, a generous summer room with kitchen and barbecue, and two garages complete this unique offering.

Heating is central, with the option of electric or oil, and most windows are double glazed.

A rare and inviting property — perfect as a permanent home, a family retreat, or a lifestyle change — all set in a peaceful, preserved natural environment.

A place to slow down, breathe... and feel at home.

Ground Floor

- Entrance hall (2×3.3 m, tiled)
- Bright living room (5×8 m) with fireplace, wood stove & sliding doors to large 7×13 m terrace (partially covered, pergola, well)
- Fitted kitchen (3.4×6.2 m, tiled)
- Lounge (4.2×7.9 m) with wood flooring & terrace access
- Bedroom (3.8×4.5 m, carpeted)
- Shower room with WC (1.8×2.5 m, tiled)
- Hallway (1.5×1.6 m) with built-in cupboard
- Two garages (3.7×8.1 m each) with remote doors & concrete flooring

First Floor

- Office/landing (3.4×3.9 m)
- Attic bedroom (4.5×4.8 m)
- Bedroom (3.6×8 m)