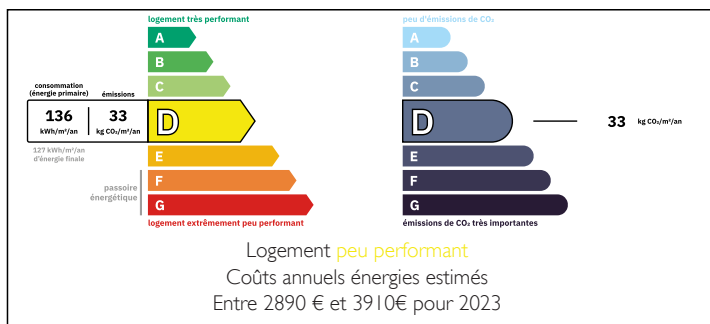


Stunning single-storey property in Condat-sur-Vézère

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Condat-sur-Vézère
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	176 m2
Plot Size:	3212 m2

IN BRIEF

In Condat-sur-Vézère, discover this stunning single-storey home of 175 m², fully and carefully renovated, set on a flat, tree-lined plot of 3,200 m² with no overlooking neighbors.

You will enjoy a spacious and bright living room opening onto a 50 m² terrace, a modern fully equipped kitchen, three bedrooms, a home office, and an independent studio with a pellet stove that can easily be converted into a fifth bedroom.

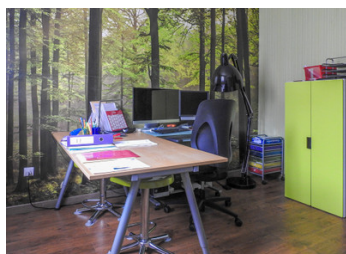
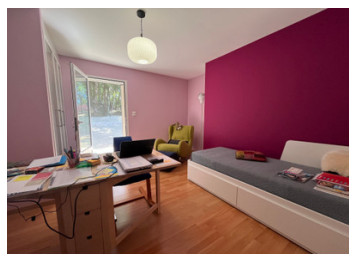
A double garage offers parking and additional storage space, along with a practical utility room.

High-quality features include double glazing, oil-fired central heating combined with a pellet stove, compliant drainage, updated electrical system, and a perfect roof absolutely no renovation work required.

Ideally located between Montignac and

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

From the moment you arrive on the property, a sense of space and serenity immediately takes over. The gravelled entrance leads to a generously sized 3,200 m² plot, entirely flat and with no overlooking neighbors, offering numerous possibilities for outdoor development: vegetable garden, relaxation area, children's play zone, and more.

The main house offers a living area of 175 m², fully on one level and renovated with great care. There are absolutely no works needed.

You'll find a spacious and light-filled living room of 40 m², designed to provide both comfort and conviviality. This room opens directly onto the terrace, creating a seamless connection between indoor and outdoor spaces.

The kitchen spans 21 m² and is fully equipped with a dishwasher, oven, stovetop, extractor hood, and high-quality custom cabinetry.

A functional utility room is located just off the kitchen and includes a washing machine, dryer, and integrated storage spaces.

In the night area, the house offers three generously sized bedrooms, ranging between 13 and 15 m², providing optimal comfort for children, guests, or family.

An 11 m² office completes the space perfect for remote work or study, and easily convertible into an additional bedroom depending on your needs.

The 9 m² bathroom has also been tastefully renovated and features a walk-in shower, bathtub, contemporary double-sink vanity, ample storage, and a toilet. An additional separate toilet is also available.

One of the property's major assets is its 28 m² independent outbuilding, fully insulated and equipped with a pellet stove. This versatile space can serve...

LOCAL TAXES

Taxe habitation: EUR

NOTES