

Lovely 3 bedroomed, stone built property with maison d'amis and newly installed in-ground pool



INFORMATION

Town:	Étouars
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	173 m2
Plot Size:	830 m2

IN BRIEF

Charming stone-built property with Guest House and new In-ground pool

Nestled in the heart of a welcoming village close to local amenities, this beautifully presented stone-built property offers an exceptional blend of rustic charm and modern comfort.

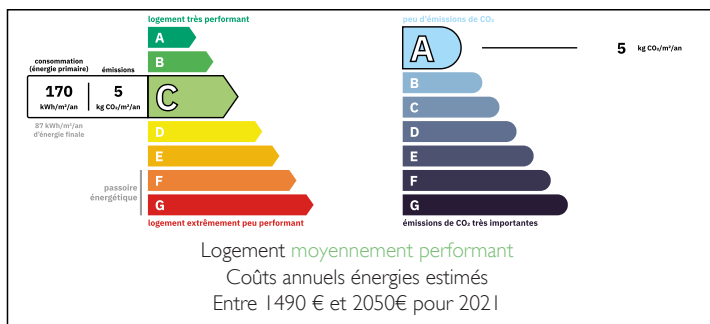
The main house boasts a wealth of character features, including exposed beams and a cosy living room with a log burner, perfect for relaxing evenings. The heart of the home is a spacious open farmhouse kitchen, ideal for family gatherings and entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a large family bathroom, providing comfortable accommodation for family or guests.

Outside, enjoy the recently installed in-ground pool, perfect for cooling off on warm summer days, and a maison d'amis – a self-contained separate guest house with an open-plan kitchen, shower, and bedroom – ideal for hosting visitors or potential



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

Charming Renovated Stone Property with Guest House, Barn, and Pool – Near Piegut-Pluviers
Located just minutes from the lively market town of Piegut-Pluviers, this beautifully renovated stone-built property offers character, comfort, and exceptional versatility. Set on a manageable plot of over 830m², it features a range of outbuildings, a guest house, and a newly installed pool, making it ideal as a permanent home, holiday retreat, or income-generating property.

The main house opens into a welcoming entrance hall that leads into a spacious open-plan farmhouse kitchen with dining area. A separate WC is also located on the ground floor. The bright and cosy lounge is warmed by a log-burning stove and modern electric radiators benefiting from double-aspect windows that flood the room with natural light. Upstairs, the property offers three generous bedrooms and a large family bathroom, all presented in excellent condition.

Attached to the house is a 40m² barn, currently used for off-road parking, with potential for further development or conversion. Outside, a terraced dining area provides the perfect space for al fresco meals. Several outbuildings add to the property's flexibility, including a small, detached house currently used as an art studio and workshop—ideal for creative pursuits or conversion into additional accommodation with the correct permissions. There is also practical storage space for firewood and garden tools. The property also has its own well. To the rear of the main house is the charming gite featuring a ground-floor open farmhouse kitchen and a separate shower room. Upstairs...

LOCAL TAXES

Taxe foncière: 780 EUR

Taxe habitation: EUR

NOTES