

Beautifully modernised three-bedroom home offers the perfect blend of contemporary luxury and country charm.

EXCLUSIVE



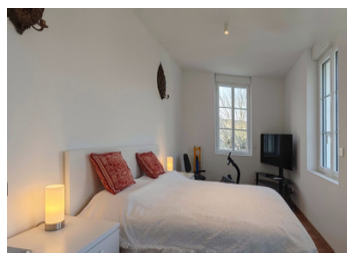
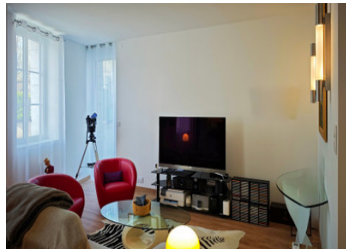
INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	155 m ²
Plot Size:	650 m ²

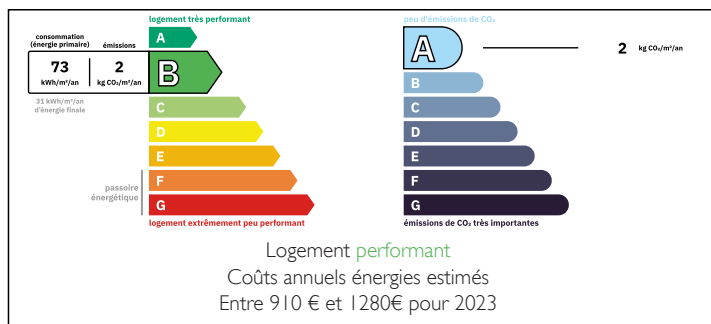
IN BRIEF

This is a rare find where modern living interiors meet characterful French charm exteriors all in the central setting of the village of St Pardoux la riviere in North Dordogne.

Access to a supermarket, bakery, newsagents and restaurants all within walking distance. This is living in luxury with a rural setting who could ask for more.

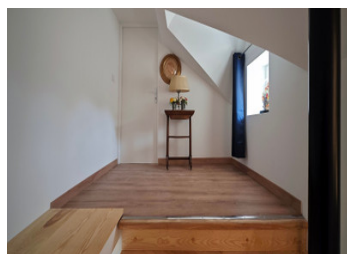


ENERGY - DPE



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

Presenting a contemporary home that has undergone a remarkable renovation, thoughtfully designed to align with modern-day living standards. This large-scale transformation involved all trades, resulting in a virtually new property built to a high specification.

The renovation includes fully insulated roofs, walls, floors, and ceilings, along with a reinforced and insulated concrete slab. Masonry work was carried out to a high standard, and all wooden joinery has been replaced with low-maintenance, powder-coated aluminium, complete with electric shutters. The property also features new insulated floor slabs, entirely new electrical and plumbing systems, reversible air conditioning, a thermodynamic water heating system, an efficient ventilation system, and fully refurbished façades.

LOCAL TAXES

Taxe habitation: EUR

On the ground floor, you'll find a bright and welcoming living room. A modern staircase and lift provide access to the upper levels. The first floor offers two bedrooms and a shower room with WC. The second floor hosts a fully insulated and climate-controlled attic, equipped with electricity, two windows with electric shutters, and the potential for conversion.

NOTES

The ground floor also includes a guest WC and a spacious open-plan kitchen with luxury appliances. Upstairs, there is a bedroom with an en-suite shower room and WC.

Outside, the property boasts a private garden with a sun terrace and low-maintenance planting, plus a driveway with parking for multiple cars. Every detail has been thoughtfully considered, from energy-efficient lighting and smart home controls to designer fixtures and finishes throughout. Perfect for those seeking modern comfort in a tranquil rural setting, this home is just a short...