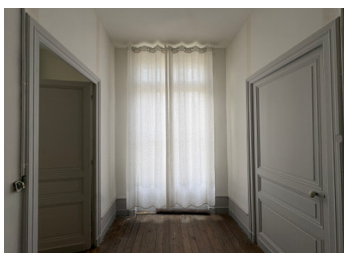
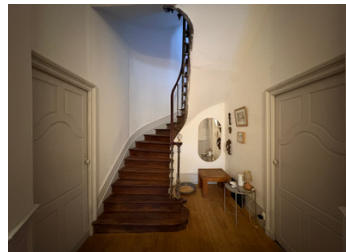


Rare Historic property with plenty of potential in the heart of a charming village

INFORMATION

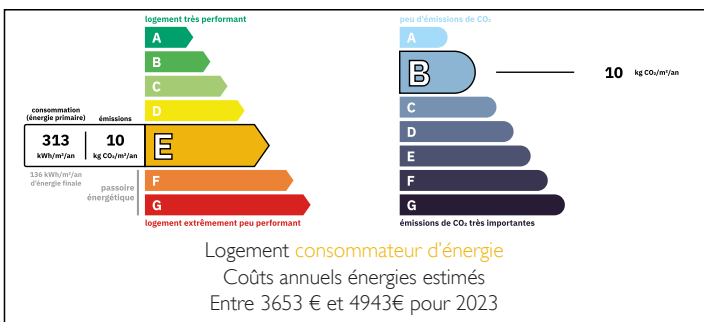
Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	155 m2
Plot Size:	110 m2



IN BRIEF

Located in the very centre of the picturesque village of St Pardoux la riviere, this exceptional property is a beautifully preserved foyer pharmacy, rich in history and character. Partially restored, the building retains its original proportions while offering a solid base for further enhancement.

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

This property features four well proportioned fully restored bedrooms on the first floor along with generous rooms, impressive volumes and high ceilings that create a sense of light and space throughout.

Also on the first floor you will find a family bathroom and a separate wc with space to create another bathroom or dressing room.

In addition, a large attic space on the second floor has excellent potential to be renovated into further living space. Ideal for a studio/apartment or spacious master suite.

The heart of this home is found on the ground floor, where you will find a renovated kitchen with access through a modern sliding door to the courtyard garden.

Alongside three additional rooms awaiting renovation, perfect for creating bespoke living, reception or entertaining spaces according to your vision.

All this set in an authentic village environment, local amenities all within walking distance, while tranquil surroundings offers the peace and beauty of rural countryside.

Ideal for buyers seeking authenticity, generous spaces and a renovation project with scope to make it uniquely yours.

Please contact the agent for more information.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES