

Stone house comprising living room & open kitchen, west-facing winter garden, 2 beds, 2 baths, converted attic

EXCLUSIVE



INFORMATION

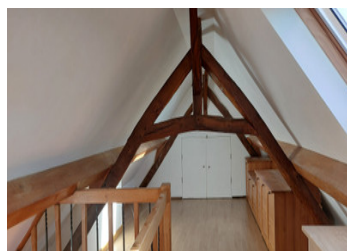
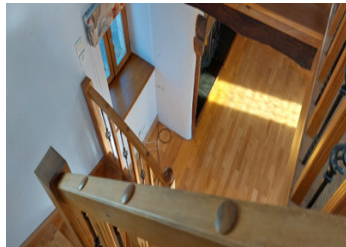
Town:	Puy-d'Arnac
Department:	Corrèze
Bed:	2
Bath:	2
Floor:	84 m ²
Plot Size:	1762 m ²

IN BRIEF

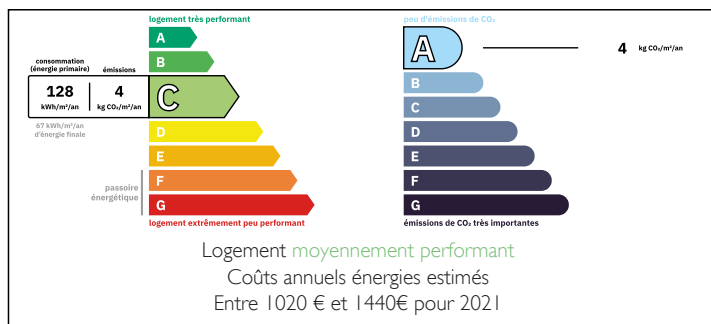
Located on the heights of the Dordogne Valley, this stone house offers a peaceful setting and outstanding views. Bright and full of character, it is perfectly suited as either a main residence or a holiday home.

The 36 m² living area, extended by a veranda, enjoys panoramic views over the valley and is complemented by a fully equipped kitchen. The renovated attic space of 17 m² provides a versatile area with ample storage.

On the ground floor, the two bedrooms, each with its own bathroom, open directly onto the garden. Some light refreshing work is to be expected. A quiet environment with a garden of approximately 1,800 m², including a storage outbuilding and a greenhouse.

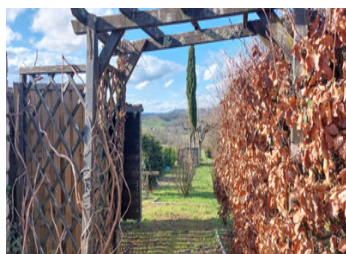
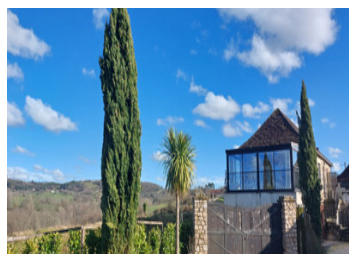


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

This stone house enjoys panoramic views over the Dordogne Valley. Renovated internally, it features double-glazed windows and doors, air conditioning, electric roller shutters, and a traditional open-plan kitchen leading into the living room with a cantou fireplace. The property is immediately habitable. However, the exterior façade and the bedrooms would benefit from some light refreshing. The panoramic garden includes a greenhouse and a storage outbuilding.

Access to the house is via an external staircase leading to the main living level on the first floor. This level opens onto a welcoming, fully equipped kitchen and a spacious, very bright 36 m² living room, extended by a 12 m² veranda—ideal for enjoying the view throughout the year.

A large, traditional cantou fireplace located near the kitchen adds warmth and authentic character. From this living space, the views over the Dordogne Valley are particularly pleasant.

A narrow staircase leads down to the ground floor, where there are two bedrooms, each with its own shower room and WC. Both bedrooms have direct access to the garden, offering privacy and coolness during the summer months.

Outside, the terraced garden, complete with a garden shed, storage outbuilding, and greenhouse, opens onto open views across the Dordogne Valley. An ideal setting for gardening enthusiasts or for relaxing in a natural environment.

Approximate floor areas

Ground floor

- Bedroom 1: 13 m² with built-in wardrobe
- Shower room – WC: 6 m² with built-in storage
- Bedroom 2: 10 m²
- Shower room – WC: 3 m²