

Beautiful three-bedroom, two-bathroom home with workshop/studio, panoramic views, garage and parking.



INFORMATION

Town:	Vanxains
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	12150 m2



IN BRIEF

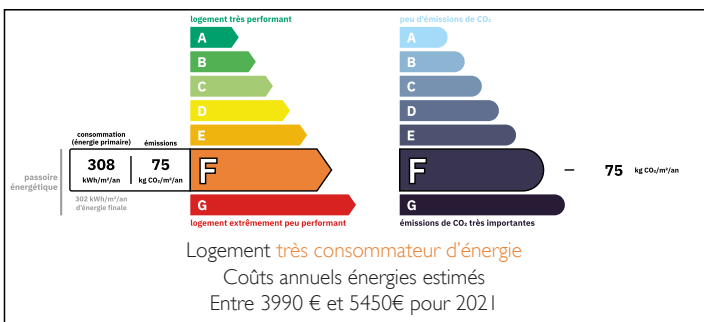
This attractive property offers 100 m² of comfortable living space, with significant potential for expansion. The partially converted loft, complete with Velux windows and elegant chestnut wood flooring, provides an ideal opportunity to create a spacious family home of up to 167 m². The property features tiled floors throughout, adding to its rustic charm.

An adjacent 62 m² barn further enhances the appeal, offering excellent potential for conversion into a separate family dwelling or guest accommodation, providing both flexibility and added value.

Situated near the vibrant village of Vanxains, the property benefits from local amenities including a bakery, post office, and hairdresser. The bustling market town of Ribérac, just a 15-minute drive away, offers a wide range of services and hosts one of the Dordogne's largest weekly markets.

A viewing is highly recommended to fully appreciate the charm, character, and 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

A Captivating Dordogne Countryside Retreat – A Must-See for Those Seeking Charm, Space, and Character

You enter the house into a cosy KITCHEN/DINER (27 m²), brimming with character and warmth. The room features a welcoming wood-burner, exposed beams, and a charming stone sink beneath the window. The well-appointed kitchen is thoughtfully arranged in a separate alcove, framed by an elegant archway.

From this level, a small set of steps to the right leads to two generous BEDROOMS (11.5 m² and 10.7 m²), served by a convenient shower room with sink and WC.

The ground floor also extends into a very spacious STUDIO/WORKSHOP, which incorporates a functional well and houses the oil-fired boiler for the central heating system. Patio doors provide direct access to the exterior, flooding the space with natural light, while an aerated storage cupboard is ideal for preserves and vegetables.

Adjacent to this area is a large GARAGE (25 m²), complete with the oil reservoir and a shelved STORAGE AREA perfect for tools and equipment.

On the opposite side of the property, at first-floor level, there is an additional BEDROOM (11 m²) and a beautifully appointed BATHROOM (6.6 m²) featuring an exceptionally luxurious bath, complemented by a separate WC for added convenience. This level also includes a practical UTILITY ROOM (4.3 m²) and an STUDY (8 m²) enjoying delightful open countryside views.

Further along the corridor, you enter a stunning LOUNGE (26 m²), with wooden floors and double doors opening onto a raised COVERED TERRACE, offering panoramic views...

LOCAL TAXES

Taxe foncière: **783 EUR**

Taxe habitation: **EUR**

NOTES