

## Characterful cottage and gite for sale in quiet hamlet



## INFORMATION

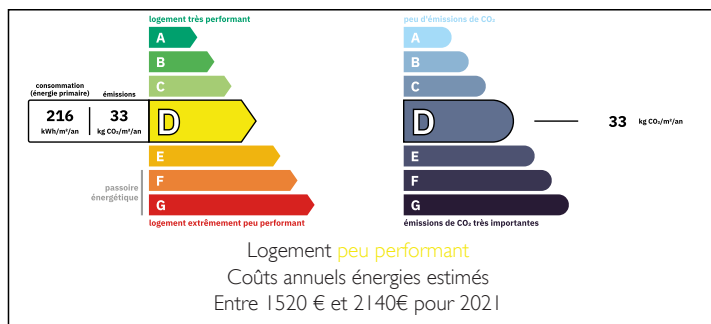
Town:	Saint-Front-la-Rivière
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	116 m <sup>2</sup>
Plot Size:	320 m <sup>2</sup>



## IN BRIEF

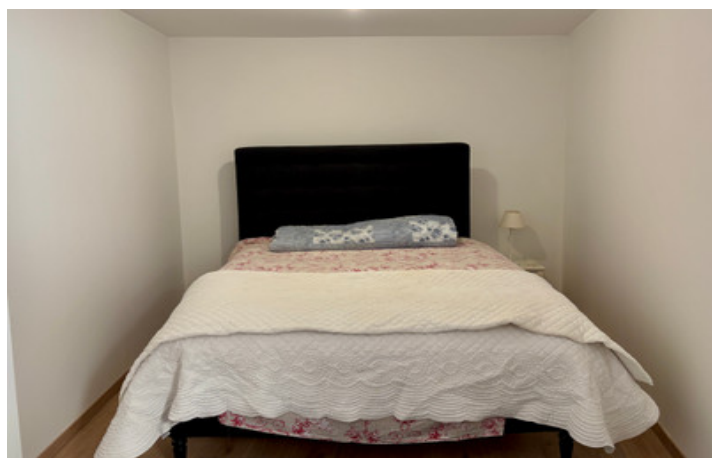
Unique 4 bedroom property in the heart of the north Dordogne just perfect as a lock up and leave or a primary residence.

## 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 can be found in a small quiet hamlet just outside of the village of St Front la Riviere, 5 minutes from St Pardoux La Riviere which has all your daily needs and amenities including. Medical centre, shops and school.

This is a pretty stone built house completely restored and modernised in 2022 over two floors and south facing.

The main entrance from the courtyard garden leads to the very bright kitchen with wood burning stove approx 20m<sup>2</sup>. Also downstairs and next to the kitchen is the lounge/dining area also with doors that open onto the courtyard approx 21m<sup>2</sup>

Boiler room is also on the ground level which houses the oil fuelled central heating system.

Upstairs you will find three Luminous bedrooms all with access to a large balcony, a perfect sun trap.

A shower room and a separate wc is also on this level.

The outdoor space is not only the intimate courtyard but also separate garden with carport and sheltered parking, and small lawned area for outdoor activities and dining.

Gite

Across the courtyard is unique access to a fully integrated studio apartment/gite with modern corner kitchen and shower room approx 20m<sup>2</sup>. Great for visiting family or rental income in the summers.

This is truly a unique property please contact the agent for more details.

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

## LOCAL TAXES

Taxe foncière: **670 EUR**

Taxe habitation: **EUR**

## NOTES