

Authentic and charming perigourdine style house in rural hamlet, nestled in lush green hillside of Dordogne.

EXCLUSIVE



INFORMATION

Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	1560 m2

IN BRIEF

Typical and characterful stone-built house in perigourdine style.

Large open plan living with cozy woodburner and open kitchen/dining.

Double doors opening up to the green yard in front of the house.

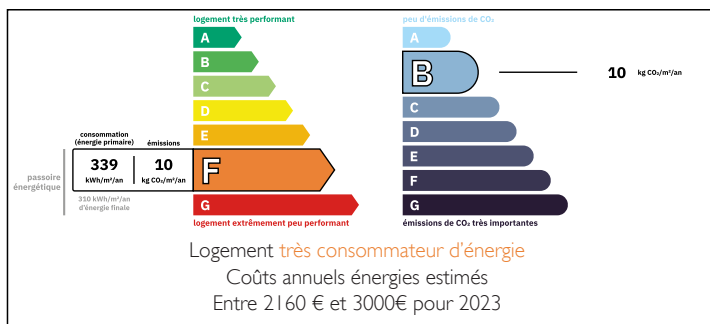
Large windows ensuring loads of natural light.

With the two (bed)rooms, bathroom and separate toilet on the groundfloor is downstairs living easily and comfortably possible.

Solid wooden stairs bring you up to a large open attic with bedroomspace and a second bathroom.

This house offers unique architectural and historic charme in peaceful quiet and green natural surroundings. This stone property is perfect as main residence or a holidayhome in the green rolling hills of the Dordogne.

ENERGY - DPE



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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 foncière: 586 EUR

NOTES

DESCRIPTION

This charming countryside typical perigourdine style home blends authenticity and character in connection with its natural setting in a rural hamlet in the hillside of Dordogne, just outside the lively village of St Saud Lacoussiere with it's ammenities.

A large, open space kitchen, living/dining room with cozy woodburner.

Bright natural light comes in through the high windows and double doors opening up to the frontyard.

Downstairs are two (bed)rooms, a bathroom and separate toilet.

Upstairs a wide open, spacious floor with second bathroom and separate bedroom.

Well insulated and inside wooded pergourdine roof, loads of space and potential to develop.

A large cellar (approx 20m2) underneath the kitchen for storage of wine, vegetables etc.

As outbuildings there is a garage(for off-rood covered parking) and woodstorage, hangar , and bread-oven-house.

Opposite the yard an extra piece of land of 1000m2 for gardening or pasture for small animals.

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