

Charming renovated village house with 3 bedrooms, a veranda, and a garden close to amenities.



INFORMATION

Town:	Saint-Rabier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	85 m ²
Plot Size:	340 m ²

IN BRIEF

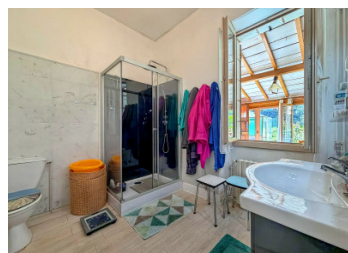
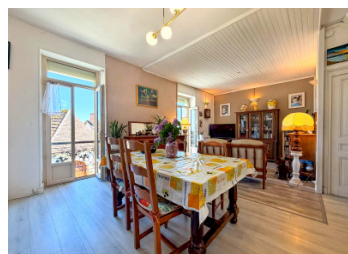
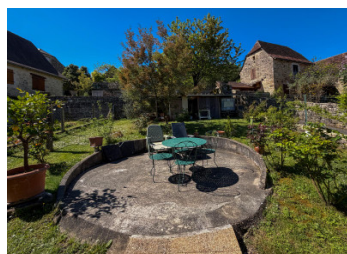
Located in the heart of a village, with basic amenities within walking distance, this charming fully renovated 1850s house offers a pleasant living environment.

Spread over two levels, it features a bright 35 m² living area with lounge, dining room, and kitchen, benefiting from high ceilings of 2.90 m. A 15 m² veranda extends this living space, with access to a small private plot of land.

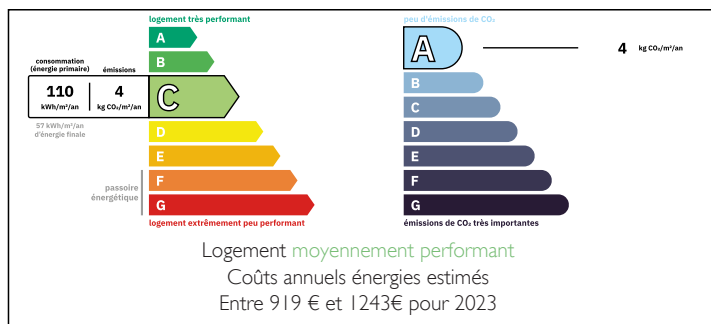
The night area includes three bedrooms, one of which has independent access and is currently used as a workshop ideal for a home office or a professional activity.

A bathroom on the ground floor and a shower room/laundry area complete the property.

The house also includes a large 30 m² garage, a cellar space, and several storage areas, as well as a

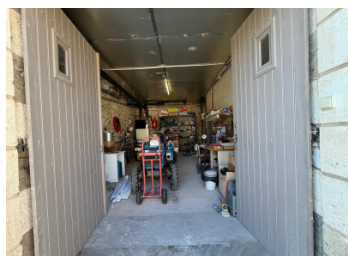


ENERGY - DPE



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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.



NOTES

DESCRIPTION

With a living area of approximately 85 m² (and up to 130 m² including additional spaces), this house offers an ideal layout for family living or a mixed residential/professional project.

GROUND FLOOR:

- Spacious 35 m² living area including lounge, dining room, and kitchen. Comfortable ceiling height of 2.90 m, providing volume and character.
- Bathroom: 6 m² (shower tray and single sink)
- 15 m² veranda

FIRST FLOOR (landing access) :

- One 11 m² bedroom with a 2 m² dressing room
- One 9 m² bedroom
- Independent 6 m² shower room, also suitable as a laundry room

ANNEXES, BASEMENT & OUTDOORS:

- Large 30 m² garage with cellar space (ideal for wine storage)
- Heated 15 m² office (can be used as a bedroom)
- 2 m² shower room (washing machine, sink)

Pleasant garden, rare in the village center.
Comfort and features: heat pump, double glazing, mains drainage.

A property to discover quickly.

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