

Charming Stone Home with Gîte, Idyllic Countryside Location in a Peaceful Hamlet, Stunning Panoramic Views.



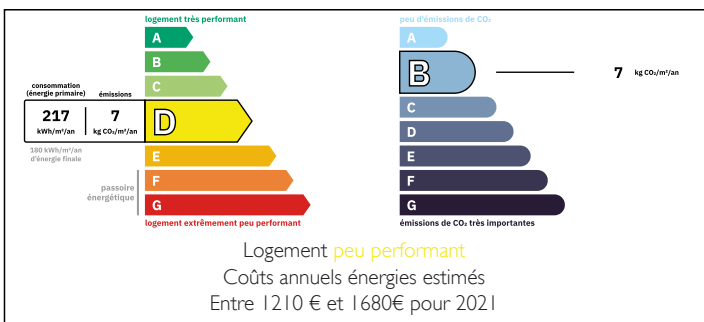
INFORMATION

Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	3124 m2

IN BRIEF

Set in a peaceful hamlet, this charming stone house blends traditional character with comfortable modern living. Rich in original features, it retains an authentic rural feel while offering practical, updated spaces throughout. On the ground floor, there is a smart, fitted kitchen, a stylish shower room, and a generous double bedroom, providing convenient single-level living. Upstairs, 2 further bedrooms offer cosy accommodation with some limited headroom that enhances the character of the property. Part of the barn has been tastefully converted into a beautifully finished one-bedroom gîte, ideal for visiting guests, holiday rental income, or independent family use, adding excellent versatility. Outside, the property enjoys truly magnificent far-reaching views, capturing the essence of countryside living—peaceful, open, and constantly changing with the seasons. Don't miss this opportunity to acquire a traditional stone home with additional income potential in an...

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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.



DESCRIPTION

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LOCAL TAXES

Taxe foncière:

662 EUR

LOCAL AREA

This property is located in a small hamlet in the commune of Saint-Paul-la-Roche . The town of Thiviers (24800) is 8km away. Thiviers is a well-served market town offering a comprehensive range of everyday amenities, making it ideal for convenient full-time living. The town provides a selection of supermarkets, independent shops, traditional bakeries, butchers, and local boutiques, alongside a vibrant weekly market showcasing regional Dordogne produce. A variety of cafés, restaurants, and welcoming bars contribute to its lively yet authentic French atmosphere. Thiviers also offers excellent transport connections, including a local train station with regional links, and easy road access to nearby towns...

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