

A magnificent property, fully restored!



## INFORMATION

Town:	Mussidan
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	145 m <sup>2</sup>
Plot Size:	4188 m <sup>2</sup>

## IN BRIEF

Stunning, fully restored property – Dordogne

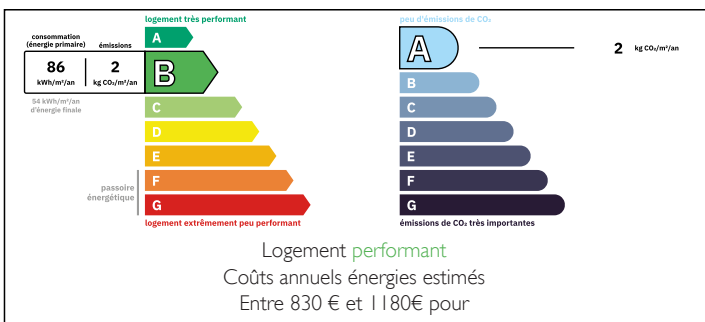
Located near Mussidan, in the west of the Dordogne, this superb, fully renovated property will appeal to those who love peace and quiet, space and high-quality finishes.

Offering approximately 145 m<sup>2</sup> of living space, this house features spacious, light-filled rooms, including a large, cosy living area enhanced by exposed timber beams and contemporary finishes. The open-plan kitchen, modern and functional, blends seamlessly into the living area.

The property features 3 comfortable bedrooms and 2 elegantly fitted bathrooms, combining modernity and comfort.

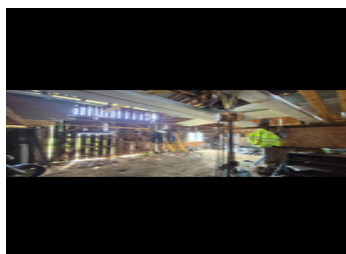
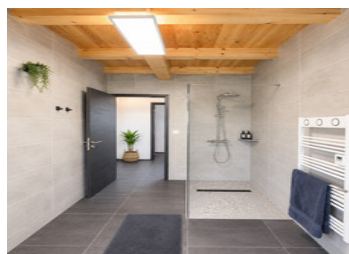
Outside, you'll enjoy magnificent grounds of 4,188 m<sup>2</sup>, ideal for savouring the tranquillity of the

## 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

Stunning, fully restored property – Dordogne

Located in Saint-Médard-de-Mussidan, in the heart of the Dordogne, this superb, fully renovated property will appeal to those who love peace and quiet, space and high-quality finishes.

With approximately 145 m<sup>2</sup> of living space, this house offers spacious, light-filled rooms, including a large, cosy living area enhanced by exposed timber beams and contemporary finishes. The open-plan kitchen, modern and functional, blends seamlessly into the living area.

The property features 3 comfortable bedrooms and 2 elegantly fitted bathrooms, combining modernity and comfort.

Outside, you'll enjoy magnificent grounds of 4,188 m<sup>2</sup>, ideal for savouring the tranquillity of the countryside, creating a relaxation area or installing a swimming pool.

The recent upgrades and full renovation mean you can move in immediately with no further work required.

Key features:

- High-quality full renovation
- Quiet, green surroundings
- Large, light-filled living area
- 3 bedrooms / 2 bathrooms
- Plot of over 4,000 m<sup>2</sup>
- Move-in ready

A rare property, ideal as a main residence or a country home – don't delay in viewing it.

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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: 1050 EUR

Taxe habitation: EUR

## NOTES