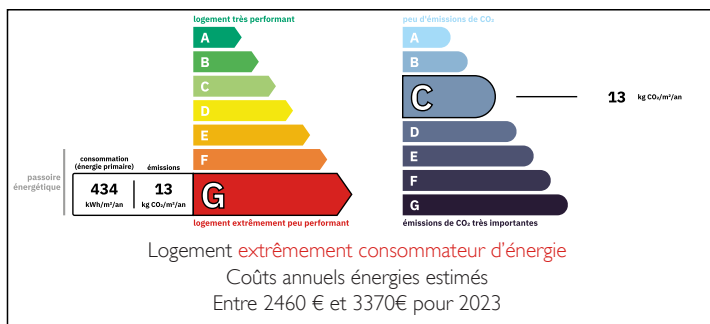


## Characterful 3 bedroom house with swimming pool

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                        |
|-------------|------------------------|
| Town:       | Saint-Saud-Lacoussière |
| Department: | Dordogne               |
| Bed:        | 3                      |
| Bath:       | 2                      |
| Floor:      | 115 m2                 |
| Plot Size:  | 1888 m2                |

## IN BRIEF

Nestled in the heart of the beautiful French countryside, this delightful 3-bedroom property offers the perfect blend of peace, privacy, and convenience. Surrounded by rolling rural landscapes and open views, the home provides an idyllic retreat while remaining just a short drive from nearby villages with shops, restaurants, markets, and everyday amenities.

The spacious accommodation includes three comfortable bedrooms and a versatile mezzanine study, ideal for remote working, reading, or additional guest space. Light-filled living areas create a warm and welcoming atmosphere, with views across the surrounding countryside.

Outside, the property truly comes into its own. A private swimming pool is set within attractive grounds, providing the perfect place to relax and enjoy the tranquil rural setting. Whether dining al fresco, entertaining friends, or simply soaking up the peaceful environment, the outdoor spaces offer a

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

Arriving at the property you are welcomed to a quiet plot with few neighbours.

The entrance to the kitchen from the front door opens up to an open plan kitchen and sitting area with wood burner. Also on this level you will find a double bedroom with dual aspect windows and access to a wc and shower room.

Moving from the kitchen to the lounge area also with a wood burner and large double doors onto the garden. A staircase to a mezzanine bedroom/study which is great for extended family and a second ground floor bedroom and shower room.

A third bedroom is found via access by an outside staircase great for extra accommodation or for children.

The garden wraps completely around the house and offers a carport and storage area.

The swimming pool can also be found at the rear of the house secluded and yet quiet a perfect place to relax and cool down in the summer.

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

## NOTES