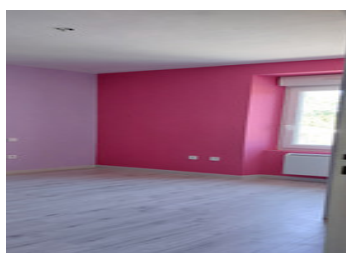


Fully renovated stone house with 120 m hangar and 2,000 m Garden



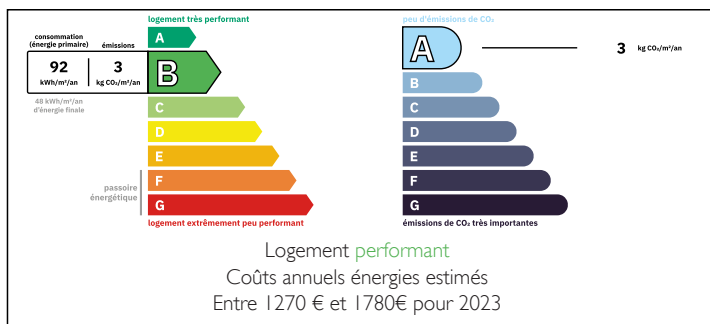
INFORMATION

Town:	Girac
Department:	Lot
Bed:	3
Bath:	2
Floor:	145 m ²
Plot Size:	2000 m ²

IN BRIEF

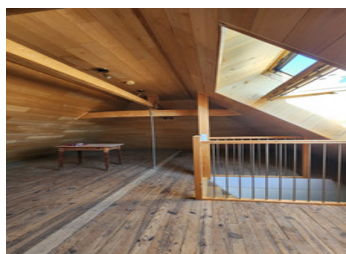
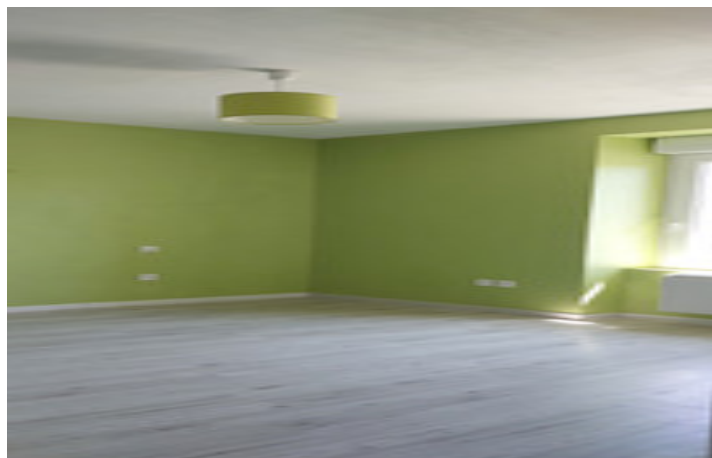
Fully renovated stone house offering approximately 145 m² of living space on a 2,000 m² plot in Girac, just 5 minutes from Bretenoux and Biars-sur-Cère. The ground floor features a bright 60 m² open-plan living, dining and kitchen area with direct access to a 15 m² wooden terrace, together with a conservatory, WC and utility room. Upstairs are three bedrooms, a study and a family bathroom, while the fully insulated converted attic (20 m²) provides flexible additional accommodation. A full 54 m² basement offers excellent storage or workshop space. Outside, the property benefits from a 120 m² hangar, a garden shed and a spacious garden with plenty of room for a swimming pool or landscaping. A charming, move-in-ready family home combining the character of a traditional stone property with modern comfort in the heart of the Lot.

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

Combining the timeless charm of traditional stone architecture with the comfort of modern renovation, this attractive family home offers approximately 145 m² of living space together with generous outbuildings and a 2,000 m² plot, just minutes from Bretenoux in the beautiful Dordogne Valley.

The property is accessed via a wide private driveway directly from the main road. A few steps lead to the entrance terrace, which is partly enclosed to create a pleasant conservatory overlooking the garden while also providing direct access to the basement.

The ground floor opens into a bright and spacious 60 m² open-plan living area, comprising a comfortable lounge, dining area and modern fitted kitchen. Large sliding doors lead onto a 15 m² wooden terrace, extending the living space outdoors while providing privacy from the roadside. A separate WC and a practical utility/storage room complete this level.

Upstairs are three comfortable bedrooms, a study/home office and a family bathroom. A wooden staircase leads to the fully insulated and converted attic (approximately 20 m²), offering excellent additional space for a studio, office, playroom or further guest accommodation.

The full basement (approximately 54 m²) provides excellent storage, workshop space or further development potential.

Outside, the 2,000 m² garden offers plenty of space for landscaping, a swimming pool or vegetable garden. A major feature of the property is the impressive 120 m² hangar, ideal for several vehicles, a motorhome, workshop, business use or storage, together with a separate garden shed.

Ready to move into, this versatile property is ideal...

NOTES