

A unique house of 135m² or more, nestled in a charming hamlet in the heart of the woods.



INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	135 m ²
Plot Size:	1043 m ²

IN BRIEF

Tucked away in a charming hamlet, surrounded by woodland, this characterful house will appeal to lovers of nature, tranquillity and authenticity.

Fully renovated, it combines old-world charm with modern comforts. The house features three bedrooms, bright living spaces and a warm, welcoming atmosphere that makes it a pleasure to live in all year round.

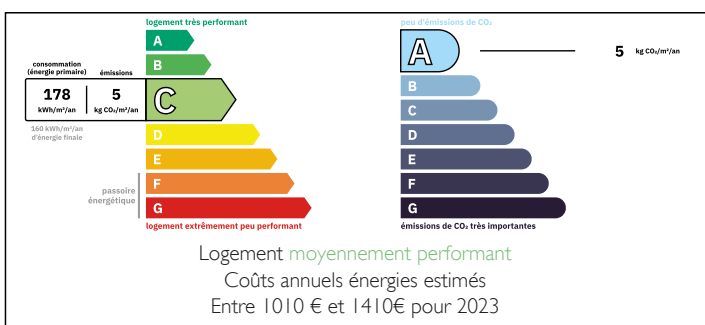
In fine weather, the house reveals its full character: a covered patio and a conservatory naturally extend the living spaces, creating a light-filled summer lounge that serves as both a relaxation area and a winter garden.

Outside, three small, separate gardens surround the property. Each has its own atmosphere and invites you to enjoy different moments of the day.

A large adjoining barn completes the property, offering great potential for a workshop, storage, a conversion project or any other idea you might have.



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.



DESCRIPTION

On the ground floor:

1 entrance hall with a 3.5 m² storeroom on the right
This hall leads directly onto the patio and, in a row, to the 22 m² conservatory (winter garden)

1 separate kitchen measuring 14.5 m²

1 living room with a wood-burning stove, 40 m²

1 lounge/bedroom with a wood-burning stove, 18.5 m²

Upstairs

1 landing, 20 m²

2 bedrooms, 12.5 and 19 m²

1 utility room with WC, 6.5 m²

A full bathroom, 8.5 m²

Tiled floors on the ground floor

Wooden floors upstairs

The loft is insulated with hemp wool

Double glazing throughout the house

Heating via wood-burning stoves and electric heaters

As regards the outdoor areas

The first garden, accessible via the patio, is a former barn that has been demolished, leaving only the stone walls; it covers an area of approximately 200m².

The second garden, accessible via the veranda, features a large cistern and covers an area of 240m².

The third garden is accessible from the rear of the house and covers an area of 305m².

One barn, measuring 87m², is adjoining the house and could potentially be used to extend the house, create another dwelling, or for any other purpose...

This house is situated 12 km from the historic centre of Mareuil in the Périgord

13 km from Nontron (sub-prefecture)

19 km from the historic centre of Brantôme in the Périgord

50 km from Angoulême with its TGV/LVG station and 80 km from Limoges Airport

LOCAL TAXES

Taxe foncière: **677 EUR**

NOTES