

Residential property: kitchen, living room, shower room, wardrobe, lounge and, upstairs, two bedrooms.garage.



INFORMATION

Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	150 m2



IN BRIEF

A characterful stone house with a mezzanine and paved terrace

Old-world charm, exposed beams and cathedral-like ceilings

Discover this authentic cut-stone house, surrounded by lush greenery and opening onto a spacious terrace laid in the 'opus incertum' style. A warm and historic property, ideal as a main residence, second home or for a guest accommodation project.

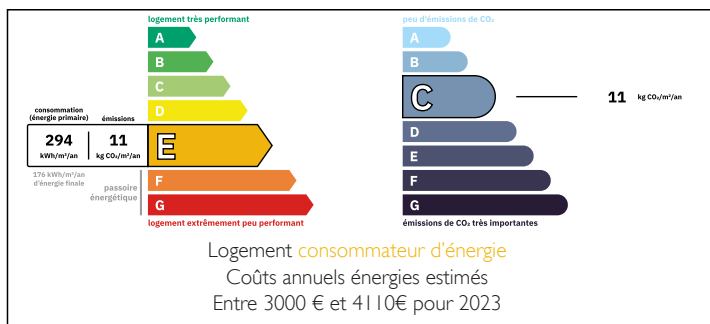
The Exterior

Traditional façade: Stone walls, windows framed by terracotta-coloured swing shutters and climbing Virginia creeper.

Outdoor space: A large, welcoming paved terrace, shaded by trees and enjoying excellent exposure, ideal for al fresco dining.

Plot 260 m2

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.



LOCAL TAXES

Taxe foncière: **464 EUR**

NOTES

DESCRIPTION

Interior Spaces

Large Living Room / Family Room: An impressive centrepiece with a cathedral ceiling, featuring a magnificent, monumental fireplace with a stone mantelpiece and exposed flue, enhanced by sturdy solid timber beams and terracotta tiled flooring. (30 m2)

Kitchen: A bright, separate kitchen, fitted with wooden units, featuring painted beams and direct access to the living areas. (13,5 m2)

Additional rooms: Multi-purpose spaces with exposed stone walls, storage and access to the outside. (17 m2)

Upper Floor / Mezzanines:

A lovely mezzanine area overlooking the living room, secured by a wooden balustrade, beneath exposed traditional roof timbers. (27 m2)

A second space under the eaves with laminate flooring, ideal for a bedroom, a study or a reading corner. (14 m2)

Features & Comfort

High-quality materials: Exposed stonework, timber roof structure, terracotta tiles.

Heating: Open fire/stove and electric convector heaters installed.

Light: Large openings and windows ensuring plenty of natural light in the main rooms.

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