

3 bedroomed detached single storey house in a hamlet in the heart of the North Dordogne countryside.



INFORMATION

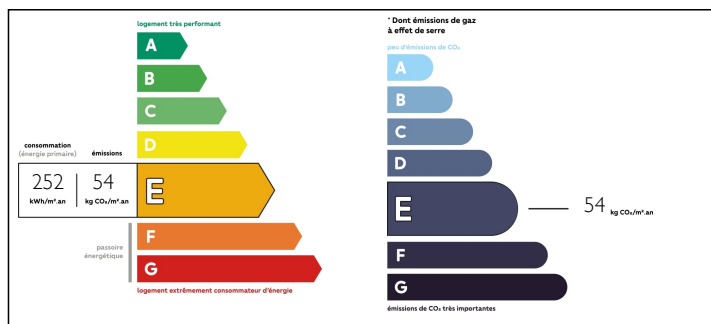
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	2274 m2

IN BRIEF

This great house is near to the popular village of SAINT-SAUD-LACOUSSIÈRE situated on the edge of a hamlet in the North Dordogne which is in the Périgord-Limousin Natural Regional Park. It is just 20 minutes from the town of Nontron with all amenities and only 50 minutes from Limoges Airport.



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

The house is move-in ready, presenting a clean and tidy living space.

Upon entering you are welcomed into an inviting entrance hall. To the left, you'll discover a spacious living room measuring 38.12m², offering versatility for a kitchen, lounge, and dining area. Illuminated by two front-facing windows, this bright room features an insert fireplace and benefits from the comfort of oil-fueled central heating throughout.

On the right side of the entrance hall is the first bedroom, measuring 14.5m². Continuing through the house, you'll find two additional bedrooms measuring 14.6m² and 11.4m². At the end of the corridor awaits the family bathroom, equipped with a shower and a double basin, along with a separate WC.

A utility room, complete with plumbing for a washing machine and housing the central heating boiler, offers convenient access to one of the garages. This garage, featuring an electric up-and-over door, also accommodates the oil tank.

Outside, a delightful fenced garden predominantly laid to lawn awaits, featuring a vegetable patch, numerous fruit trees, a well, and a small garden shed. Additionally, a second garage is attached to the end of the house, providing direct access to the garden.

In summary, this charming single-level residence is poised for a new owner to leave their mark, offering a comfortable and well-maintained living environment.

The village of St Saud Lacoussière is only a few minutes drive away (6kms). Here you will find a bar, restaurants, bakers, local shop, tabac and petrol station. There is also a...

LOCAL TAXES

Taxe habitation: **648 EUR**

NOTES