



## 4 double bedrooms, Borreze, Dordogne

### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 139,726.36

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Borreze
Irányítószám:	24590
Feladta:	2026. 04. 26.

### Leírás:

If you're looking for a character home in southwest France with space, charm, and conversion potential, this 4-bedroom stone house on the Lot–Dordogne border could be perfect.

Situated in a friendly village with a café / restaurant within walking distance, the property combines traditional French village life with easy access to Souillac (15 minutes), the Dordogne Valley, and local markets.

Inside, you'll find two bright living areas, one opening onto a terrace with open countryside views, a fitted kitchen with plenty of natural light, and a recently renovated shower room. The four double bedrooms retain their original wooden floors and exposed beams, giving the home an authentic rustic feel.



The property also includes a large attic and a detached barn ready for conversion (subject to permissions) — ideal for creating a guest house, gîte, or studio.

Whether you're dreaming of a family home, holiday retreat, or gîte project, this charming property offers excellent potential in a sought-after area of southwest France, close to the Dordogne, river activities, and beautiful historic villages.

There's 136m<sup>2</sup> of habitable space and the layout and dimensions of the rooms are as follows:

Living room/kitchen - (30.5 M<sup>2</sup>)

Hallway - (5.6 M<sup>2</sup>)

Hallway - (8.7 M<sup>2</sup>)

Living room/dining area - (22.45 M<sup>2</sup>)

WC

Bedroom 1 - (19 M<sup>2</sup>)

Bedroom 2 - (12.75 M<sup>2</sup>)



Bedroom 3 - (11.6 M2)

Bedroom 4- (11.7 M2)

Shower room / Lavatory - (3.6 M2)

Landing - (4.23 M2)

Landing - (3.5 M2)

Terrace 1 - (40 M2)

Terrace 2 - (22 M2)

At a glance:

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Habitable space: 136m2

Plot size: 278m2



DPE rating: F

Drainage: Mains

Heating: Electric radiators

Distance to shops: 12mins

Distance to airport: 27mins (Brive)

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

Information on the risks to which this property is exposed is available on the Géorisks website:

### **Gyakori**

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	136 nm
Telekméret:	278 nm

### **Lease terms**

Date Available:

### **További információ**

Weboldal URL: [http://www.arkadia.com/PFYR-T203373/?utm\\_ca](http://www.arkadia.com/PFYR-T203373/?utm_ca)



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