



## Town House with Courtyard Garden



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 205,087.78

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	24500
Geplaatst:	08-07-2025
Omschrijving:	

REDUCED in price - Charming town house situated close to all of the amenities of a bustling bastide town. The accommodation comprises of:

- Ground floor: a fitted kitchen / dining room and separate lounge with pellet burner.
- First floor: there are 2 good sized double bedrooms, a landing area with built in storage cupboard and a shower room with WC.
- Outside: to the rear of property is an enclosed private courtyard, perfect for enjoying the summer months.

The property also has a C energy rating and is connected to the mains drainage.

The department of Dordogne has some very nice property and much to offer in terms of location, with houses situated in the many striking villages found amid the rolling hills. Some villages and towns are considered so picturesque that they are categorised as Les Plus Beaux Villages de France (the most beautiful villages in France). Walkers will delight in the rolling countryside of Dordogne and there is a wonderful feeling of space here. From your Dordogne property it is easy to find peace and quiet off the beaten track in the hills, woodlands and forests.



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The Dordogne River is one of the reasons why this area is a popular choice for visitors. There's nothing better than to hire a canoe and explore it for yourself. Many locations can only be seen from the water and you can make your own enjoyable voyage. On the journey you are sure to uncover lovely beaches, which make ideal locations for swimming, sunbathing and paddling. Why not have a day trip from your Dordogne property? all you will need to do is pack a picnic and away you go.

The Dordogne region of south-west France is one of the most beautiful and popular destinations in the country. Visitors to this beautiful region of France discover many chateaux, beautiful medieval towns and villages, unspoiled countryside and prehistoric caves.

In addition to its castles, chateaux, churches, bastides and cave fortresses, the region has preserved from centuries past a number of wonderful villages which still have their market halls, dovecotes, torres (stone huts), churches, abbeys and castles. Saint-Leon-sur-Vezere, Connezac, Saint-Jean-de-Cole, La Roque-Gageac and many others are real jewels of architecture. As for the old quarters of Perigueux or Bergerac, restored and developed into pedestrian areas, they have regained their former charm.

The famous caves of Lascaux have been closed to the public, but a replica of Lascaux II is open to visitors and is a major tourist attraction. Perigueux has important Roman ruins, including an arena which is still visible inside a public park located near the town centre.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Algemeen**

Slaapkamers:	2
Badkamers:	1



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Lot Afmeting: 75 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.239.859

