



19th century 4 bedroom village house with garden for sale in a picturesque village between Sarlat and Bergerac.

Handsome village house with 4 bedrooms, garage and private garden for sale in the heart of one of the most beautiful market towns in the Perigord noir. Ideally situated in a quiet corner just behind the market square and within easy walking distance of several bar/restaurants, a boulangerie, primary . . .

Town: Perigord Noir
Dept: Dordogne
Plot size (m2): 438
Habitable (m2): 165
Bedrooms: 4
Bathrooms: 1
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€ 267 500

Ground floor; hallway with access to garage (35m²) and wine cellar/boiler room. A wooden staircase leads to the first floor living room (36m²) with huge open fireplace, underfloor heating and access to the west-facing sun-room (12m²) with w.c, storage area and steps up to the garden. The kitchen/dining room (33m²) is separated by a long breakfast bar and is situated at the front of the house with 2 large windows that overlook the village. 2nd floor; Double bedroom 1 (21m²) with door to garden, dressing room and stairs to loft. Landing with access to single bedroom 2, bathroom, double bedroom 3 (12m²), laundry/storage room and bedroom 4 (15m²). The attic has the potential to convert into one room plus storage.

Outside; a covered terrace leads onto the garden which is mainly laid to lawn and has lovely rooftop views.



La Rochebeaucourt

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