

UNDER OFFER - Lovely stone 3 bedroom house plus a little music studio. In a quiet and beautiful environment.



INFORMATION

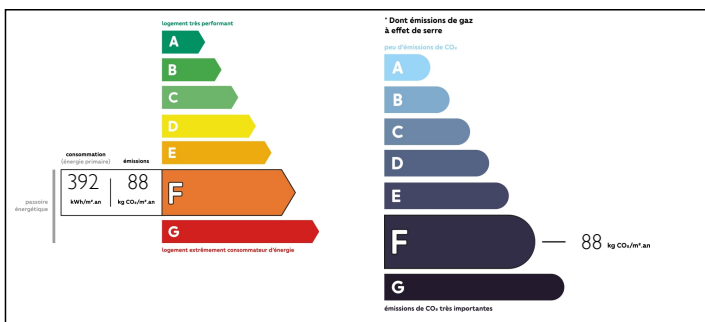
Town:	Siorac-en-Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	9725 m2

IN BRIEF

For those who love nature, peaceful and isolated environment : very nice stone house in perfect condition with 3 bedrooms, 1 large living room, 1 dining room, large terrace with panoramic view on the woods and 1 ha of land. A small outbuilding has been converted into a music studio, which would be ideal for an independent bedroom: it will be easy to create a shower room. It has been renovated with a lot of taste and comfort; it presents beautiful volumes. Heated with oil central heating and two stoves. Located in a peaceful and very pleasant place. The house is at the end of a no-through lane at the end of a small hamlet, very quiet and well maintained, at the edge of the woods and walking paths. Perfect to come and relax in the Dordogne and enjoy the major tourist sites! Could be sold with all furniture included.



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 first part of the house has a 15m² kitchen and a bright dining room, with a fireplace, leading to the terrace and an access to the first floor.

On this floor there are 2 large bedrooms, one of 21m² and another of 17m² with a small storage room. There is also a shower room with toilet.

The dining room is open to a large living room with wood stove, one access to the large terrace and another access to a large suite with bathroom.

The stone outbuilding has been converted into a music studio (perfect sound and heat insulation), heated with a wood stove.

Outside, there is parking space for 2 cars, storage sheds and the large terrace, facing east, with a superb view. The house is sold with 1ha of wooded land. It is not overlooked and has no visible neighbours. You are in the quiet, in the middle of nature, surrounded by woods.

Possibility to buy furnished.

Ground floor

- Living room : 28,50 m²
- Dining room : 24 m²
- Kitchen : 15,00

FIRST FLOOR

- Landing
- Bedroom en suite, with bathroom : 23 m²
- Shower room-WC : 3,30 m²
- Bedroom 1 : 17 m²
- Bedroom 2 : 20,50 m²

Independent studio : 16 m²

TECHNICAL SIDE

- house in perfect condition, perfectly decorated, and well cared for
- roof in good condition

NOTES