

Beautiful converted 2 bed stone barn with garden, stone outbuilding in a small Hamlet in the Black Perigord



## INFORMATION

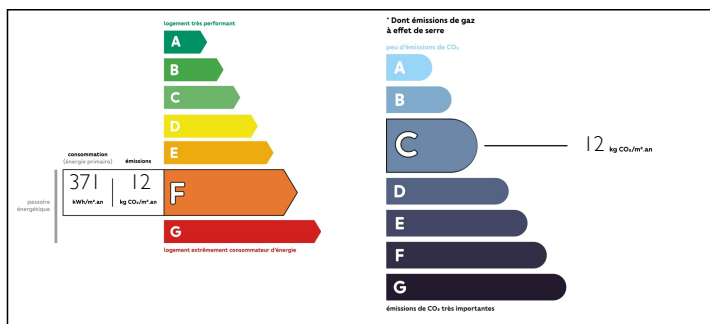
Town:	Sergeac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	151 m2



## IN BRIEF

SOLD !! Idyllic converted old limestone barn set in the centre of this picturesque & most historic village. This beautiful village sits perched on top of the river Vézère, therefore a no flood zone; yet is under 9 kms from Montignac-Lascaux, making it the perfect location to calm country side yet easily accessible to all the activities, amenities and adventures that can be found in this glorious "Golden Triangle" of the black Perigord. Tastefully and authentically remodelled retaining some original features from the old barn but also large wooden beams added to enhance its country cottage charm. Arranged over 2 floors with the ground level having open plan living space and 2 good sized bedrooms located up stairs. A fenced jardinettes with patio area and small lawn area. At the end of the garden sits a detached old stone building with a mezzanine, running water and electrics. Perfect lock up and leave holiday home or...

## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 755 EUR**

## NOTES

## DESCRIPTION

Double wooden gates at the side of the house leads to the crazy paved terrace, the house can be accessed from the main front door on the right or through the double French doors on the left which steps into the living room/salon.

The whole of the ground level is open plan living space; leading off the hall space is the toilet housing hot water tank, good sized bathroom with bath tub and separate shower cubicle.

Hall: 5 m<sup>2</sup>

Toilet: 0.93 m<sup>2</sup>

Bathroom: 4.25 m<sup>2</sup>

The whole ground level opens up to reveal a kitchenette, dining area and main lounge space with wood burner.

Living space including kitchen, dining and salon: 36 m<sup>2</sup>

Kitchen space: 7.15 m<sup>2</sup>

Wooden staircase off the lounge to first floor.

First floor landing - a larger than average space with double doors with wooden railing opening onto the front garden space. Superb head space with exposed wooden beams and pitched roof lines.

Master bedroom has an ensuite toilet room, 2 windows and beautiful exposed ceiling beams, some intentionally exposed stonework in parts of the walls.

Bedroom 2 opposite side of the landing; one window

Master Bedroom: 23 m<sup>2</sup>; toilet room 1.3 m<sup>2</sup>

Bedroom 2: 15.25 m<sup>2</sup>

Outside - crazy paving terrace area leads onto a small patch of lawn