

Beautiful barn conversion with 2 beds, 2 baths. Two connecting stone barns. Lots of potential and great views



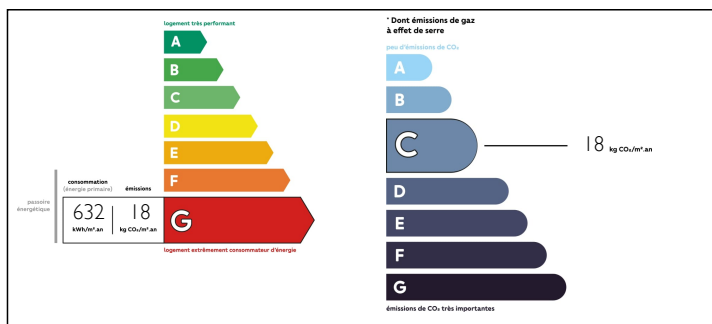
## INFORMATION

Town:	Anlhiac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	2535 m2

## IN BRIEF

An interesting property with so much potential and retaining many original features. Currently used as a holiday home, it would make a perfect holiday rental property with the possibility of converting the barns, with the required permissions. Situated in a small hamlet in Anlhiac, it enjoys far-reaching views over the surrounding countryside. The fabulous terrace at the rear of the house provides plenty of space for outside dining and relaxing. The village of Cherveix Cubas is 3km away, there you'll find a baker, shops and restaurants. A supermarket and further shops and restaurants are located in the Château town of Hautefort, within 8km. Arriving at the house, wooden stairs lead up to the first floor where the living room and kitchen are situated. The bedrooms and bathrooms are located on the ground floor.

## 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: **892 EUR**

## NOTES

## DESCRIPTION

### FIRST FLOOR

Lounge opening onto dining and kitchen area (40m<sup>2</sup>), with woodburning stove, laminate flooring, velux windows. Exposed stone walls and beams. Ceiling fan. Door to rear elevated wooden terrace (15m<sup>2</sup>).

The kitchen is fitted with an excellent range of cupboards and includes the hob and oven.

Stairs down to ground floor.

Bedroom (12m<sup>2</sup>), door to garden. En-suite shower room (5m<sup>2</sup>), with WC, shower and washbasin

Bedroom 2 (11m<sup>2</sup>), triple aspect.

Bathroom (4m<sup>2</sup>), double shower, washbasin, WC.

Laundry area (6m<sup>2</sup>), hot water tank, plumbing for washing machine, storage cupboards.

Double-glazed throughout with tilt and turn units.

### EXTERIOR

Two barns adjoining each other, one of 78m<sup>2</sup> with a roof height of 7.5m, and the other of 98m<sup>2</sup>, with a roof height of 8.5m. Water and electricity connected.

Large concreted area between the house and the barns provides lots of parking.

To the rear of the house there's a large lawned area, with trees, hedges and shrubs. Plenty of space for a pool!

### LOCAL AREA

Cherveix Cubas has a school, and various shops and amenities for everyday living, including an excellent