

A pretty 18th century 3-4 bedroom house with a courtyard, outbuilding, terrace and pool in a tiny hamlet



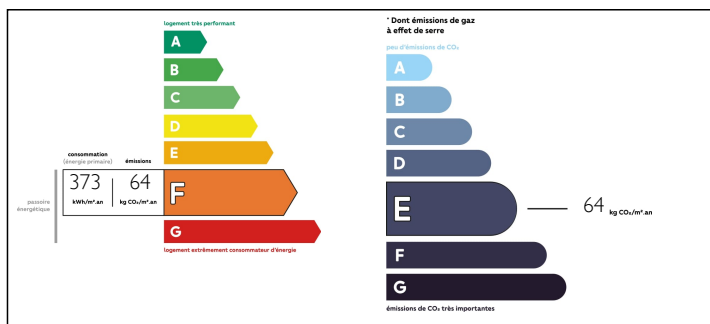
## INFORMATION

Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	480 m2

## IN BRIEF

In an ancient and tiny rural hamlet tucked away in the meadows and hills is this pretty property with a courtyard one side, and a small terrace and pool the other. The courtyard consists of an old stone out building with a guest bedroom and bathroom, and a covered log bay. The house on the ground floor has a large family room that is partially open to the roof beams and a stone fireplace and a sizable kitchen/dining area beyond which is a sunroom with a view across the pool and a field beyond. Upstairs are two bedrooms and a mezzanine bedroom and two bathrooms. This is a perfect family property for those seeking stone features, facilities and a quiet rural setting without the ties of a large garden.

## 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: 1024 EUR**

## NOTES

## DESCRIPTION

### Ground floor

Kitchen/dining area with French doors to both courtyard and rear pool terrace, tiled floor and exposed beams 30 m<sup>2</sup>

Large sitting room with large stone fireplace, ceiling beams and open ceiling to roof structure, tiled floor, luminous French doors each side 55 m<sup>2</sup>

Sunroom (west facing) with window panes between oak pillars, tiled floor 15,5 m<sup>2</sup>

Workshop 14 m<sup>2</sup>

### First floor

1st landing exposed roof beams 7 m<sup>2</sup>

1st bedroom (mezzanine) exposed roof structure, dormer window.

W/c 2 m<sup>2</sup>

Washroom with bath and washbasin 3,5 m<sup>2</sup>

2nd bedroom with large velux window and velux 12 m<sup>2</sup>

3rd bedroom (with separate stair access to the kitchen below) 11,5 m<sup>2</sup>

Ensuite washroom with tiled shower and washbasin 3,5 m<sup>2</sup>

### Outside

Tiny stone guest house with bedroom 7,2 m<sup>2</sup>

ensuite bathroom with shower and washbasin 3 m<sup>2</sup>

W/c (separate)

Small storeroom

Covered wood shed

Small swimming pool 6 x 3 m

Exterior shower

MicroStation conforms to current norms

### Amenities

Local shops 4 minutes by car

Local supermarket 9 minutes

Train station SNCF 20 minutes

Airports Brive and Limoges both 1 hour 10 minutes