

Village house to be renovated with 11 separate rooms, 2 courtyards, a private drive and barn.

EXCLUSIVE



INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	332 m2
Plot Size:	224 m2

IN BRIEF

Set in a picturesque village in the Dordogne this property was built before the French revolution and is thought to have been in its original form the coach house for visitors to the Chateau. Many original features remain giving this rundown building a forever charm to create a fabulous family home, or holiday property. The building was a family home for the seller but was in more recent years converted to create the village shop. The business having left it is now time for someone to restore the magnificence to this once proud building.



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.



DESCRIPTION

From the front courtyard enter the ground floor by a small entrance hall (7.5m²) with original curved stairs to the first and second floors. The first room off the hall is a parlour with enclosed sink and window to the rear (11.69m²). Off the parlour is a grand room which used to be the village shop. It is measured in three parts, area 1 with door to the rear and window to the front courtyard (27.16m²), area 2 With door to the rear (72.14m²), and area 3 with window to the street and shop front doors on to the courtyard (29.34m²).

First floor

Corridor (2.64m²), Hall (6.62m²), WC (1.12m²) large cupboard (1.02m²). Bedroom 1 with window to the rear (11.78m²), Bedroom 2 with window to the rear (14.335), Bedroom 3 with window to the rear (22.72m²). Small nursery bedroom with door to the front balcony (11.60m²) Sitting room with fireplace and double doors to the front balcony (20.12m²), kitchen with sink and double doors to the front balcony (14.31m²) and Grand salon with fireplace and double doors to the front balcony (23.40m²).

Second Floor

Corridor 1 (11.16m²) with bedroom 4 and bathroom off. Bedroom 4 with window to the rear (14.42m²), Bathroom with window to the rear, Bath, bidet and basin (10.6m²). 2nd corridor leading to bedroom 5 and grenier (2.8m²), Bedroom 5 with window to the rear (14.99m²) and Grenier (74.84m²).

Outside

To the front a courtyard (approx 143.3m²) with access to the boiler room and...

LOCAL TAXES

Taxe foncière: 1606 EUR

NOTES