

Lovely old presbytery, dating from the 16th Century and retaining lots of character yet renovated to a comfortable 4-bedroomed house with a one bedroom apartment.



## INFORMATION

Town:	ST CYBRANET
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	218 m2
Plot Size:	6661 m2

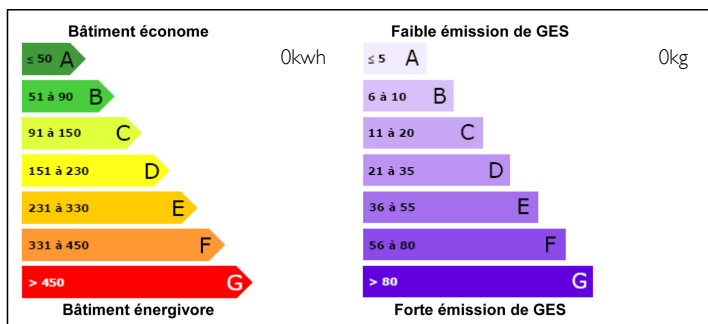


## IN BRIEF

This charming house and barn, arranged opposite each other are located on the edge of the village of St Cybranet. St Cybranet has basic amenities including an organic supermarket and is situated right in the middle of the Dordogne Valley - Sarlat-la-Caneda is only 20 minutes away.



## 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

The house has oil fired central heating.

Ground floor:

- Kitchen/Dining/Lounge (approx. 44 m<sup>2</sup>) with ceiling to roof in the kitchen and stairs to the mezzanine (approx. 20 m<sup>2</sup>) above dining and living. Door to a balcony on one side and terrace to the other.
- Corridor (approx. 12 m<sup>2</sup>) leads to;
- Bedroom 1 (approx. 18.5 m<sup>2</sup>) with decorative fireplace
- Bedroom 2 (approx. 16 m<sup>2</sup>) with door to the courtyard, fireplace, original fitted cupboards and hand basin
- Bathroom & WC (approx. 9.7 m<sup>2</sup>) with separate shower unit
- Lounge (approx. 21.6 m<sup>2</sup>) with door to courtyard and many original features - large stone fireplace, stone sink and 'potager'

First floor:

- Bedroom 3 (approx. 15 m<sup>2</sup>) with private bathroom & WC (approx. 7.6 m<sup>2</sup>) lovely clawfoot bath.
- connecting door forming a dressing room
- Bedroom 4 (approx. 12.5 m<sup>2</sup>) with private shower room & WC (approx. 2.7 m<sup>2</sup>)

Access to the mezzanine (approx 20 m<sup>2</sup>) over dining/living and with access down to the kitchen

Below ground floor:

- Boiler & Utility room (approx. 23.5 m<sup>2</sup>)
- Basement (approx. 54 m<sup>2</sup>) with door to garden
- Apartment with interior or exterior access;
- Living/Dining/Kitchen (approx. 21 m<sup>2</sup>) with door to garden
- Bedroom 5 (approx. 12.5 m<sup>2</sup>)
- Bathroom & WC (approx. 5.3 m<sup>2</sup>) with shower unit

Land & Outbuildings

- Barn on two levels (approx. 80 m<sup>2</sup> on the ground floor)

## LOCAL TAXES

Taxe foncière: **802 EUR**

## NOTES