

Typical 18th century Perigordian stone house, completely restored



INFORMATION

Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	2800 m2



IN BRIEF

This property is located at the end of a small hamlet without any nuisance. You can hear the calm there. From the back of the house you have a very nice view over the countryside. The work is of good quality. (recent roof and insulation, 30 000 € of invoices.) The rooms are very bright which also contributes to the feeling of well-being. Thiviers with its shops and nice weekly market is a quarter of an hour away. The station at Thiviers has rail connections to Paris. Limoges airport is less than an hour away.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

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NOTES

Ground floor.

Living room $5.6 \times 6.1 = 34.16 \text{ m}^2$

Kitchen $3.3 \times 2.5 = 8.25 \text{ m}^2$

Bedroom $3 \times 3.3 = 9.9 \text{ m}^2$

Shower and hand-washing facilities

Separate toilet

First floor.

Bedroom. $4 \times 2.4 = 9.6 \text{ m}^2$

Landing $2.8 \times 1.2 = 3.36 \text{ m}^2$

Bathroom $3.2 \times 1.33 = 4.25 \text{ m}^2$

Separate toilet

Bedroom $2.8 \times 3.7 = 10.36 \text{ m}^2$

Cellar 18m2

Boiler room 15 m2

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>