

Ancient 6 bedroom farmhouse, large garden, outbuildings and swimming pool in the hills of the Périgord vert.

EXCLUSIVE

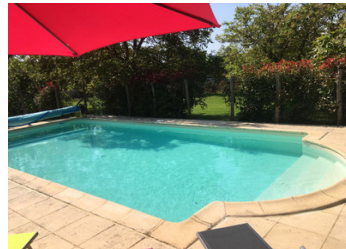


INFORMATION

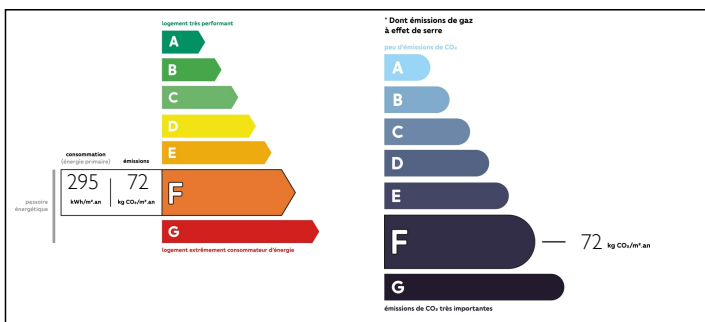
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|-------------|---------------------------|
| Town: | Saint-Sulpice-d'Excideuil |
| Department: | Dordogne |
| Bed: | 5 |
| Bath: | 5 |
| Floor: | 165 m2 |
| Plot Size: | 5302 m2 |

IN BRIEF

This restored stone house is located in a tiny hamlet that includes a farm yet it sits very much in its own grounds and a view across the fields and setting sun in the west. At the shut of a door the house can be divided in two, with half serving as a gite. It has six bedrooms and five up-to-date shower rooms, a well fitted out and spacious kitchen and a second open plan kitchen and living area. The sitting room has a magnificent stone fireplace and access to a small courtyard one side and a protected terrace on the other. The lane behind the house is blocked and unused, there is an outbuilding in old stone across the courtyard and a well fed by a natural spring.



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.



LOCAL TAXES

Taxe foncière: 1084 EUR

NOTES

DESCRIPTION

Ground floor

Kitchen with 2 windows overlooking courtyard 16 m²

Sitting room with a large stone fireplace and access to terrace and courtyard 22 m²

Study/library 11 m²

1st floor

Landing at top of an old staircase in old Périgordian flooring and stone window bay 10 m²

Children's bedroom with stone window bay 6.6 m²

Small storeroom (unfinished) with courtyard facing window 3 m²

Shower room with shower, washbasin and wc 4.6 m²

Double bedroom with tall dormer window 14 m²

En-suite shower room with shower, washbasin and wc 3.3 m²

Dressing room 5 m²

2nd floor

Double room with dormer window plus gable window, exposed stone, Périgordian original flooring. 17 m²

En-suite shower room with shower, washbasin and w/c 3.5 m²

Mezzanine store area/sleeping up a ladder 2.5 m²

Annex (that connects to the rest of the house via a door to the main kitchen)

Large kitchen/living/dining area with tiled floor and large double french windows opening onto the courtyard 25 m²

Utility room with wc 3 m²

Bedroom with window and tiled floor 9 m²

En-suite shower room with shower, washbasin and wc 3.5 m²

1st floor

Double bedroom with exposed beams with a velux window plus a french window and safety rail facing west and view 12.8 m²

En-suite shower room with shower, washbasin and