

Lovely spacious village house with outstanding views over the valley & fairytale Chateau - Dordogne



## INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	405 m2



## IN BRIEF

Situated in the village centre, this house has been lovingly restored and benefits from outstanding views over the valley and views of the beautiful 12th century fairytale chateau which attracts many tourists to the area. The village square has a bar and a restaurant and is a very pleasant place to sit and while away the hours. There is also a boulangerie and village shop. Large supermarkets can be found 13km away. This house is large enough for a family residence and equally suitable as a lock-up-and-leave with easy maintenance. It benefits from the mains drainage system and has electric heating throughout. In addition, there are 2 wood-burners on the ground floor.

## 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.



## NOTES

## DESCRIPTION

### HOUSE

#### GROUND FLOOR

Living room and kitchen 46m<sup>2</sup> (insert wood-burner, wood flooring, door and windows to front aspect, fully equipped kitchen with a range of base and wall units,

Dining area 13,6m<sup>2</sup> (wood burner, tiled floor, staircase to 1st floor)

Utility room 4,8m<sup>2</sup>

Separate WC 1,68m<sup>2</sup>

#### FIRST FLOOR - GARDEN LEVEL

Landing 9,75m<sup>2</sup> (wood floor)

Bedroom 1 - 13,86m<sup>2</sup> (wood flooring, front aspect)

Bedroom 2 - 13,65m<sup>2</sup> (wood flooring, front aspect)

Garden room/Snug 11,2m<sup>2</sup> (wood flooring, rear aspect)

Breakfast room 10,36m<sup>2</sup> (door to rear covered terrace and garden, mezzanine area)

Bathroom 4,25m<sup>2</sup> (shower, wc, hand basin, heated towel rail)

#### SECOND FLOOR

Landing 4,29m<sup>2</sup> (eaves storage)

Bedroom 3 - 20,67m<sup>2</sup> (exposed stone wall and feature beams, dual velux)

Bedroom 4 - 5,58m<sup>2</sup> / floor space 7,75m<sup>2</sup> (velux)

Bathroom 3,74m<sup>2</sup> (wc, bath, hand basin, towel rail, feature beams)

#### EXTERIOR - REAR GARDEN

Covered patio terrace

Garden laid to lawn

Garden shed

Mature shady tree

Parking in front of the house.

#### DISTANCES TO:

Leisure lake with activities 15km

St Yrieix-la-Perche 13km

La Coquille 15km

Lanouaille 17km