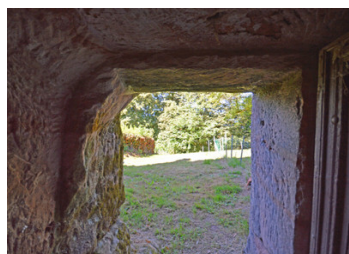


An ancient, attached stone cottage to restore with a courtyard and garden in a tiny medieval hilltop hamlet.



## INFORMATION

Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	2
Bath:	0
Floor:	56 m2
Plot Size:	310 m2



## IN BRIEF

A very old and pretty attached stone cottage with a small courtyard and outbuilding, built on bedrock and nestled between properties of a similar age at the end of a lane in a linear hilltop hamlet in the Badefols d'Ans sector. The neighbours being aligned do not obstruct the view to the rear of the house, the property is marked on the old Napoleonic 1812 cadastre plans but is much older with a cellar carved into the rock which includes wonderful carved stone features. There are further outcrops that form large parts of the lower walls, including a carved solid stone doorway through to the garden at the rear. The house needs restoration within but has a beautiful large stone fireplace in what was once a huge room that was later divided into a kitchen and two bedrooms downstairs, which could easily revert back to one large open plan kitchen/dining/living..

## 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

### Downstairs

Kitchen with large stone fireplace, staircase, with traditional old perigordine floorboards. 28 m<sup>2</sup>

Bedroom 1 with window overlooking the courtyard. 14.5 m<sup>2</sup>

Bedroom 2 with window overlooking the garden at the rear. 13 m<sup>2</sup>

### Upstairs

Large attic space with good headroom, beautiful roof structure, old fashion skylights, floorspace 52 m<sup>2</sup>

### Ground level/below courtyard level

Rear ground level cellar carved into the bedrock with stone carved features and carved stone doorway out to the garden to the rear and a courtyard below ground level access. 48.5 m<sup>2</sup>

### Outside

Enclosed courtyard with rock surface and a small stone outbuilding.

Grass lawn gently sloping away from the house towards woodland.

Local shops 4 minutes (15 minute walk)

Local supermarket 10 minutes

Brive airport 50 minutes

-----

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

## NOTES