

A charming village cottage with a barn and an old stone bread oven that opens onto a garden close to a river.

EXCLUSIVE



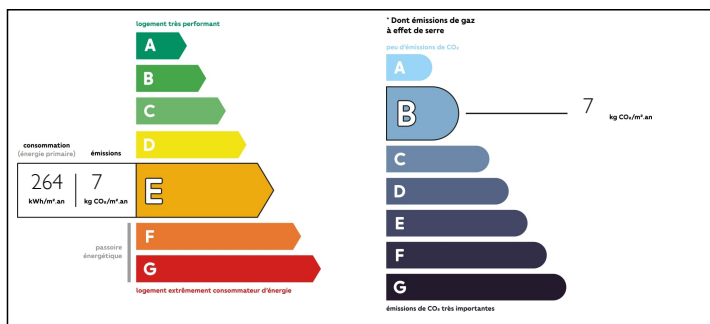
INFORMATION

Town:	Sainte-Eulalie-d'Ans
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	74 m2
Plot Size:	1215 m2

IN BRIEF

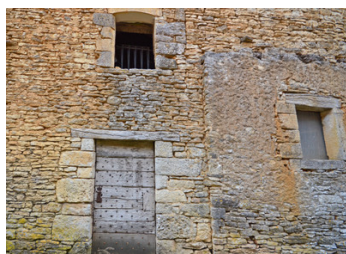
The cottage stands end on to the village street with the majority of it following a narrow grass passage that descends towards a river and island. Across the passage is an ancient bread oven building with a pisé floor and stone features that opens through to a large, beautiful garden at the bottom of which is a gate that borders the river path. The cottage is very simply restored inside and open plan with both a kitchen and sitting area and an old stone fireplace and there is a small loo/shower area screened off by a curtain. Upstairs is a large luminous room with 4 large windows and fireplace that serves as a bedroom. There is a tall ancient stone barn attached and the magic of this property is that the restored cottage provides a comfortable springboard to turn the rest of it and the bread oven into a 'medieval' style...

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

Cottage ground floor

Large open plan room with kitchenette, w/c shower (partitioned off), sitting/dining area with old stone fireplace, tiled floor and exposed beams and stonework 38 m²

Cottage 1st floor

Large room or chamber with exposed stone and beams, 4 large windows, fireplace, exposed beams, used as a bedroom 38 m²

Attic space

Dependances

Tall and ancient stone barn (attached to cottage) with stone features and period doors 70 m² approx
Bread oven building (straight across a grass passage from the cottage) with a pisé floor and authentic stone features opening onto the garden 33 m² approx.

Amenities

Bakery 1 minute on foot

Local supermarket 10 minutes by car Train station (Thenon) 15 minutes by car

Airport (Brive) 50 minutes by car

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

LOCAL TAXES

Taxe foncière: 210 EUR

NOTES