

Gorgeous 'chocolate box' farmhouse, 2 bedrooms, detached barn, hangar, 2,5 acres - Dordogne

EXCLUSIVE



INFORMATION

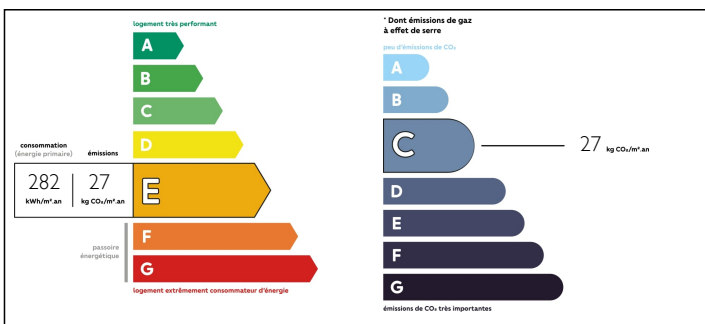
Town:	Sarrazac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	123 m2
Plot Size:	9957 m2



IN BRIEF

This charming property is set in a secluded position just a 5 minute drive from the centre of the village which has a restaurant and post office, other commerces are 10 minutes in the village of Jumilhac le Grand with its fairytale château or in the market town of Thiviers. A peaceful little haven with spacious outbuildings, many mature fruit and nut trees and land suitable for a horse and a pool.

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: **418 EUR**

NOTES

DESCRIPTION

Accessed through a large gate; the house, barn and the old tobacco drying barn are situated around a small courtyard garden with the main land being to the right rear aspect. There is more than enough space on the flat land behind the house for a pool or a vegetable patch!

The house is fully refurbished, retains charm and character, is south facing and benefits from gas central heating throughout. There are woodburners installed in the living room and in the kitchen and it is mostly double glazed (apart from a couple of windows).

There is a lovely bread oven building adjoining the side aspect of the house and the bread oven is intact.

The furniture is included within the advertised price, perfect for those starting out or purchasing a holiday home..

HOUSE

GROUND FLOOR

Stone steps into entrance

Living room 42,63m² (fireplace with wood burner, exposed beams and stone walls, wood flooring, dual aspect doors and window, window seat)

Kitchen 26,30m² (fitted kitchen, fireplace with wood burner, exposed beams and stone walls, wood flooring, door to rear aspect, windows to front aspect)

Separate wc 2,42m² (wc, hand basin, tiled floor)

FIRST FLOOR

Landing 4,7m² (wood flooring, velux)

Bedroom 1 - 24,87m² (floor surface 30m², exposed beams, rear aspect window, velux, built-in wardrobe, wood flooring)

Bedroom 2 - 8,75m² (floor surface 10,86m², exposed beams, hand basin, velux, wood flooring, rear aspect)