

Charming old forge with an adjoining cottage. Courtyard + Private garden & parking. Central village - Dordogne



## INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	206 m2
Plot Size:	864 m2

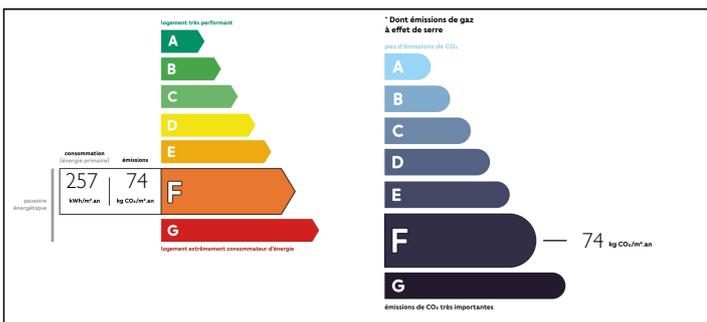


## IN BRIEF

A beautiful property, with historic interest and plenty of scope for a potential income. This spacious stone house with attached cottage is set in a prominent position in the centre of a peaceful village. There is a restaurant and post office within the village and other commerces are 10 minutes in the touristic village of Jumilhac-le-Grand or in the market town of Thiviers.



## ENERGY - DPE



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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

### HOUSE

GROUND FLOOR set over 3 levels:

Kitchen 16m<sup>2</sup> (door and windows to front aspect, tiled floor, staircase to 1st floor, feature fireplace)

Dining room 16,5m<sup>2</sup> (window to front aspect, wood flooring)

Living room 39,8m<sup>2</sup> (Ancient forge with original bellows, wood burner, wood floor, double doors and windows to front aspect, door to rear garden, staircase to 1st floor)

Cellar

Utility room 21,6m<sup>2</sup> (door to front aspect, boiler room)

Separate wc

### STAIRCASE 1

FIRST FLOOR:

Bedroom 1 - 14m<sup>2</sup> (dual aspect, wood flooring, fireplace)

En-suite - 2,7m<sup>2</sup> (shower cubicle, wc, hand basin)

Bedroom 2 - 19m<sup>2</sup> (wood flooring, front aspect, fireplace)

En-suite 2,6m<sup>2</sup> (shower cubicle, wc, hand basin)

### STAIRCASE 2

FIRST FLOOR:

Landing 12m<sup>2</sup>

Bedroom 3 - 25,4m<sup>2</sup> (wood floor, dual aspect)

Bedroom 4 - 9,49m<sup>2</sup> (wood floor, front aspect)

Bathroom - 8,31m<sup>2</sup> (walk-in shower, wc, hand basin, front aspect)

Entrance into 1st floor cottage rooms:

Bedroom - 17,64m<sup>2</sup> (stone wall, currently used as an office, front aspect)

Bedroom - 18,32m<sup>2</sup> (front aspect, wood floor)

### 2ND FLOOR

Large loft space

### ATTACHED COTTAGE (TO BE RENOVATED)

Two rooms on the ground floor 37,5m<sup>2</sup> (dual face fireplace, front aspect, electricity)

## LOCAL TAXES

Taxe foncière: 1201 EUR

## NOTES