

Charming stone hamlet property, full of character, two bedrooms, outbuildings, garden, short drive to village



## INFORMATION

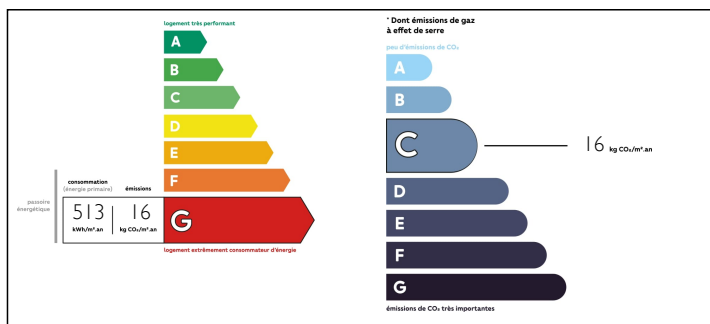
Town:	Anliac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1189 m2



## IN BRIEF

Lovely old stone property, full of original features - exposed beams, stone walls, fantastic holiday home. The house has been lovingly renovated over the years, including a new kitchen and bathroom, and now provides a nice two bedroom home, complete with a garage, a small barn ripe for conversion, a BBQ area, manageable garden, and terraces. A short walk away, a small plot of land offers the opportunity for an orchard or vegetable garden. The hamlet setting is very peaceful, with beautiful country walks in easy reach. It is well situated, with several interesting towns and villages only a short drive away, and the market town of Excideuil at just 8km, where you'll find everything for your day-to-day needs. Fibre optic broadband is available in the hamlet.

## 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: 363 EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

Floors beautifully tiled throughout.

Dining room (35m<sup>2</sup>), glazed doors to front terrace, woodburning stove, tiled floors, two sets of wooden stairs to mezzanine and bedroom on one side, and to the second bedroom on the other.

Lounge (27m<sup>2</sup>), glazed doors to front terrace, woodburning stove.

Kitchen (6m<sup>2</sup>), door to terrace, an excellent range of fitted units and appliances, making the best use of the space available.

Shower room (4m<sup>2</sup>), tiled floor, washbasin, double shower, WC. Separate WC.

### FIRST FLOOR

Mezzanine (8m<sup>2</sup>), useful area either as an occasional bedroom (currently sleeps three), or office space. Overlooking dining room.

Bedroom 1 (10m<sup>2</sup>), built into the eaves. Ceiling fan.

Bedroom 2 (8m<sup>2</sup>), built-in wardrobes.

Heating is via the woodburning stoves, and some panel electric radiators.

### EXTERIOR

Barn (12m<sup>2</sup>), a cute little barn with a mezzanine, ideal for renovation. In excellent condition, currently used as a laundry room, with storage. Tiled floor. Storage area. Also includes an external BBQ.

Garage (25m<sup>2</sup>), currently open, but doors could be added to make a secure garage if required. A tool shed and woodshed are accessed from the garage.