

Beautiful country property combining the comfort of the modern with the character of the old.

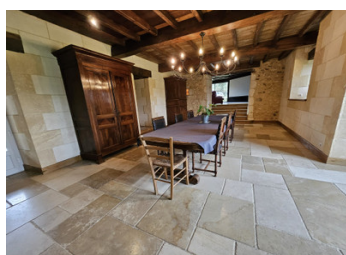


## INFORMATION

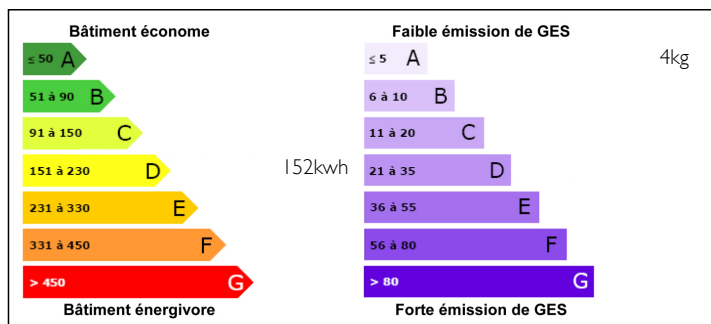
Town:	Jaure
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	380 m2
Plot Size:	11158 m2

## IN BRIEF

The first thing that will seduce you in this beautiful property in the middle of the countryside is the charm of the old that it exudes: its superb gallery in the front, its monumental fireplaces in superbly cut stone or its floors with stone slabs or solid parquet. In addition to this, remarkable recent renovation work has brought comfort and volume to this residence. The house is very well insulated, the materials used are of good quality and certain rooms have been redesigned with a great touch of modernity: the kitchen in particular and the living room with its incredible "home cinema" area. The outbuildings make it possible to envisage several projects for a professional or leisure activity: large barn of more than 300m2 and professional building nearby.

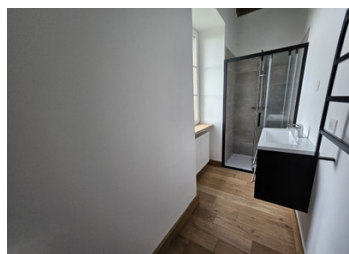


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 1980 EUR**

## NOTES

## DESCRIPTION

Located between Périgueux and Bergerac, near Villambard, Neuvic and Saint-Astier.

Land: The property comprises over one hectare of land, offering plenty of outdoor space.

Ground floor:

Living room: With a bar area and home cinema system, providing a comfortable entertaining space.

Large dining room: With a magnificent stone fireplace, adding charm to the space.

Study: A space dedicated to work or study.

Kitchen and utility room: Spaces for food preparation and storage.

First floor:

3 large bedrooms: Offering spacious accommodation for occupants.

Beautiful bathroom: For comfort and relaxation.

Second floor:

2 bedrooms: To accommodate guests or family members.

1 bedroom to finish renovating: Offering the opportunity to personalise as required.

1 or 2 bathrooms to be finished: Additional space for greater convenience.

Heating: The house is equipped with a wood-fired boiler, providing a sustainable source of heating.

Central vacuum system: Present throughout the house, making cleaning and maintenance easy.

This property appears to offer a combination of generous interior space, rustic features such as the stone fireplace, and modern conveniences such as the home cinema system and central vacuuming. Its location between Périgueux and Bergerac, as well as its easy access, make it a perfect choice for a holiday home.

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