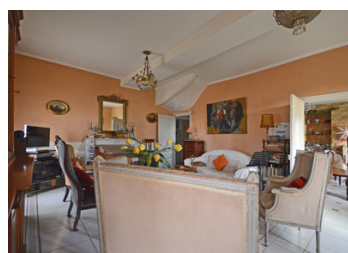
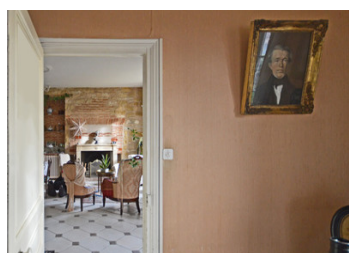


Authentic 18thC 5 bedroom 'maison de maitre' with a pool at the edge of an historic market town, Périgord vert



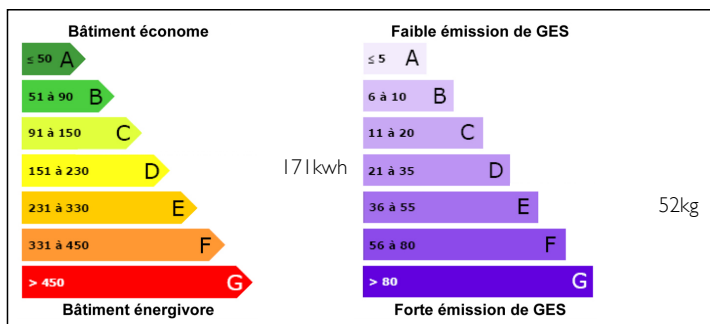
INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	225 m2
Plot Size:	579 m2

IN BRIEF

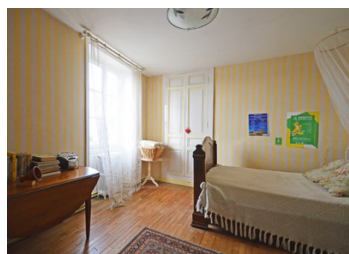
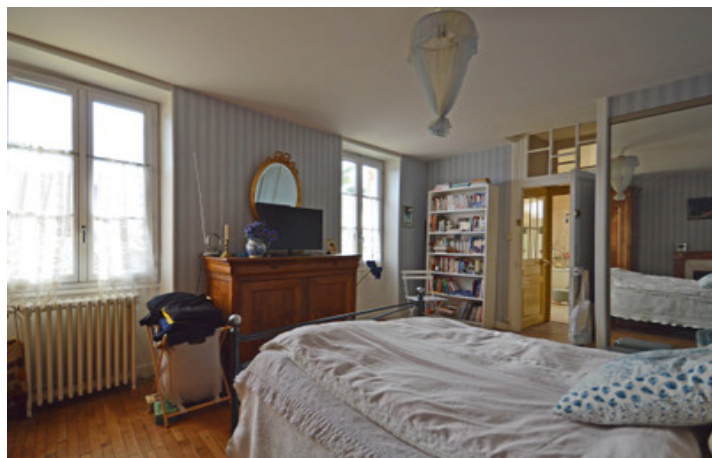
The cadastre Napoléon of 1812 illustrates that the house was once much larger with a courtyard and a pigeonier which have since disappeared, but the interior of the house retains large rooms that retain a definite air to its former importance. The property is at the high end of a small market town famous for its castle and is within walking distance of shops and schools as well as direct access into the countryside for walks and has views towards the hills and forests, therefore a position that encompasses all aspects. The garden is pretty and of a manageable size with a paved sitting area, a covered well and a swimming pool beyond. A rare opportunity to acquire a faithfully restored and maintained period family home.

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: 2118 EUR

NOTES

DESCRIPTION

Ground floor

Hall/dining/sitting room with exposed stone, fire place, staircase, French windows 38 m²

Sitting room with marble fireplace 31 m²

Kitchen with tiled floor and French windows 27 m²

Washroom with shower, washbasin and w/c 3 m²

Office/extra bedroom 20 m²

First floor

Bedroom 1 wooden floor and windows 17.6m²

Bathroom (old style) marble washbasin old fashioned bath two large windows 8 m²

Bedroom 2 Fireplace and 2 windows parquet floor 21 m²

Bathroom tiled with bath and washbasin 4 m²

Bedroom 3 with fireplace and window 16m²

Bedroom 4 with wooden flooring window (with view of hills) 18m²

Bathroom tiled with bath, washbasin and w/c 4 m²

Bedroom 5 with wooden flooring and window 18 m²

Second floor

Attic space has been neatly ceilinged exposing the roof structure and beams up to the ridge 30 m² and 40 m²

Double garage water access 42 m²

Local supermarket 1.5 km

Limoges airport 75 km

Train station 17 km

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