

Delightful 2-bedroom cottage and stone barns. Huge scope for expansion. Views over open countryside

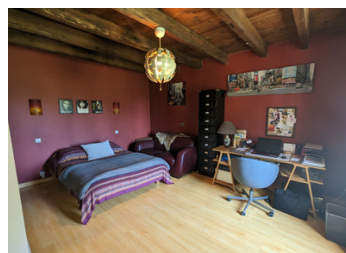


INFORMATION

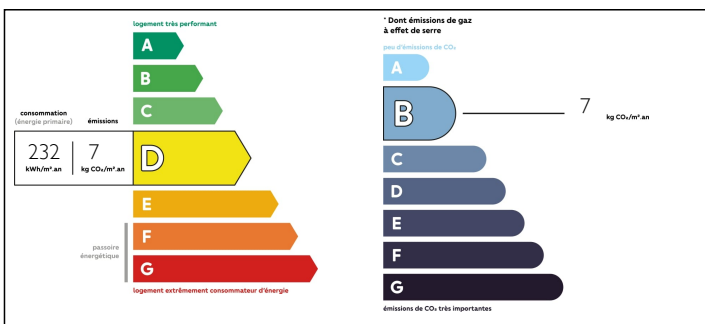
Town:	Saint-Priest-les-Fougères
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	3671 m2

IN BRIEF

Located within the Périgord-Limousin Natural Park, and nestled in the rolling countryside of north-east Dordogne's Périgord Vert, this property lies only 3 km from Saint-Priest-les Fougères. In addition to the cosy 2-bedroom cottage, it comprises large, well-maintained barns of 290m2 which could be expanded into, considerably increasing the habitable space. The house is situated between the barns with potential to expand the living area in either direction. The roof is in excellent condition. The small town of La Coquille is just 7km and has comprehensive amenities, including railway station, medical centre, pharmacy, vet, small supermarket, post office, a hotel, several restaurants and bars, hairdressers, butchers and florist. Limoges airport is 44 km away.



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

A delightfully attractive, 2-bedroom, traditional stone-built cottage, located on the edge of an outlying hamlet of Saint-Priest-les-Fougères. It benefits from uPVC double glazing throughout, and windows are dressed with recently fitted, aluminium, traditional-style shutters with a matching front door. The house has been reroofed. Hot water is provided by an electric water tank. Heating provided by modern, wall-hung electric radiators, and a wood-burning stove in the lounge. Plenty of off-road parking on a tarmac drive in front of the house. Further enclosed, secure parking in a large, lockable barn. Garden is laid to lawn with neat, well-maintained hedges and mature, specimen trees, the perfect location to enjoy the peace of the countryside and the stunning views beyond.

LOCAL TAXES

Taxe foncière: 194 EUR

Taxe habitation: 41 EUR

ENTRANCE HALL (2,5m² : 1,8m x 1,4m)

A small entrance hall is entered by the front door, from which one can access the lounge (to the right), the laundry / boot room (to the left), or the attic (straight on).

LOUNGE (20,7m² : 4,9m x 4,2m)

A cosy space decorated in warm tones with an attractive Godin insert stove. The stove and adjoining storage alcoves are finished with bespoke stone edging. Two double glazed windows flood the room with light. The floor is tiled in neutral tones. A large opening leads through to the kitchen.

KITCHEN (12,2m² : 3,7m x 3,3m)

Red painted cupboard doors add a fun twist to the traditionally styled, well-equipped kitchen. Thick wooden beams on the ceiling remind us of the building's original designation. Tiled...

NOTES