

Traditional stone ensemble : Ancient farmhouse with Gite, old house, barn, hangar, outbuildings, pool-Dordogne



## INFORMATION

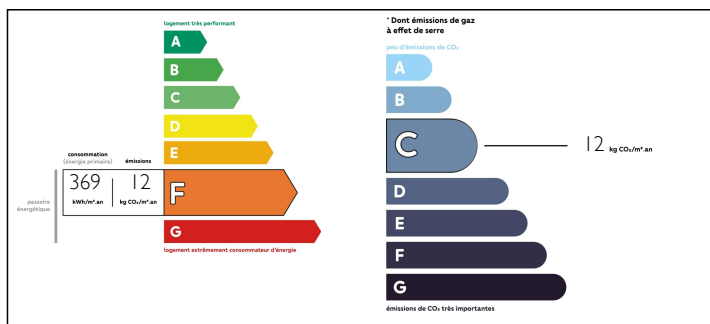
Town:	Javerlhac-et-la-Chapelle-Saint- Robert
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	104 m2
Plot Size:	1637 m2



## IN BRIEF

An ancient stone ensemble which sits in a small peaceful countryside hamlet just 4kms from the nearest commerce. The property consists of a farmhouse with a detached recently created gîte, an ancient small house of two rooms for complete renovation, a huge barn adjoining the two bed farmhouse which could be used to create further habitable space, a hangar, smaller barn and various other outbuildings. There is a good sized fully enclosed mature garden with various fruit trees, a covered sun terrace and a newly installed above ground wooden pool. A lovely countryside ensemble with potential to enlarge!

## 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.



## DESCRIPTION

\* MAIN HOUSE 62m2

GROUND FLOOR:

Lounge 23m2 (door to front aspect, access into barn, fireplace with wood burner, staircase to 1st floor)

Kitchen 12m2 (range of base units, beams, wood floor, window to rear garden)

FIRST FLOOR:

Bedroom 1 - 12m2 (walk-through bedroom but can be separated with a stud wall, side aspect, wood floor, beams)

Hallway 3m2 (staircase to loft)

Bathroom 3,5m2 - (shower cubicle, wc, hand basin, lino flooring, rear aspect)

Bedroom 2 - 12m2 (wood floor, beams, rear aspect)

LOFT 18m2 (ideal for a bedroom, roof beams, insulated)

## LOCAL TAXES

Taxe foncière: **378 EUR**

## NOTES

\* GITE 41m2 (electric radiators throughout, double glazing and extractor fan)

GROUND FLOOR:

Kitchen 16m2 (3,74m x 4,28m) (range of base units with breakfast bar, electric oven, gas hob, staircase to 1st floor)

Separate WC

Lounge 12,29m2 (4,24m x 2,9m) (feature stone ancient bread oven, exposed stone walls and beams, front aspect, large velux skylight)

FIRST FLOOR:

Bedroom - 13m2 (4,17m x 3,12m) (large open plan mezzanine bedroom with private walk-in shower and handbasin)

En-suite shower with hand basin

\* LARGE HANGAR 58m2 (great for car/lawn mower storage)

\* BARN 100m2 (adjoining the side aspect of the main house, possibility to increase the habitable space of the house by converting the barn)

\* ANCIENT HOUSE 35m2 (two rooms, one on ground floor and one on first floor, large fireplace,