

A charming, small 17th century village house that has been restored simply, exposing beams and stone features

EXCLUSIVE

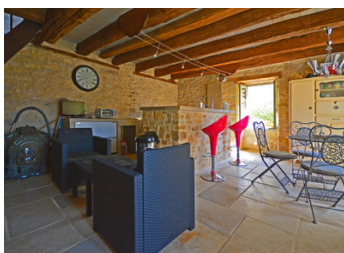


INFORMATION

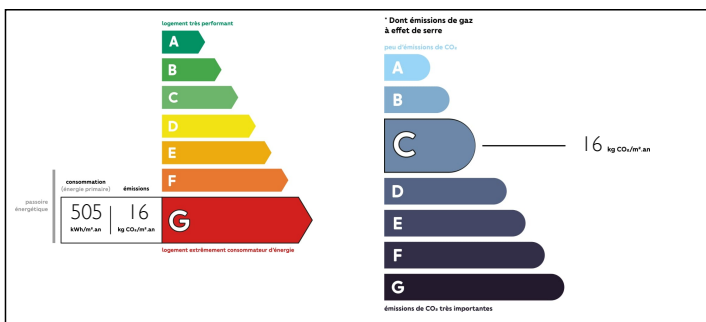
Town:	Preyssac-d'Excideuil
Department:	Dordogne
Bed:	1
Bath:	2
Floor:	80 m2
Plot Size:	80 m2

IN BRIEF

Already well established on the Cadastre map of 1810 this small but eminent single bedroom, 17th century house stands across from a medieval church in what is one of the smallest villages in the Périgord. The house has been very simply but faithfully restored, exposing a wealth of period stone features and beams including a breathtaking 17th century carved stone fireplace. The property has a separate stone courtyard space with a barbeque area and a "rustic" utility building complete with secondary showers, w/c and roofed in stone 'lauzes'. For a small property this has a lot going for it and ideal for a couple or single person who wants an impressive home unencumbered with garden maintenance, that is easy to heat and enjoy ancient village surroundings that have remained unchanged.

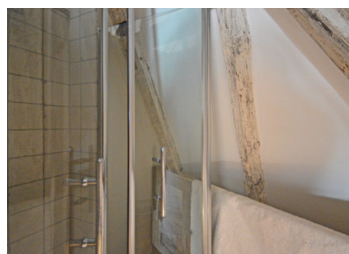


ENERGY - DPE



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

Ground floor

Large open plan kitchen/dining room with stone floor, pointed stone walls, stone island with stone sink 32 m²

1st floor

Sitting room with traditional 'Périgordine' wooden flooring, pointed stone walls and niches, a monumental 17th century carved stone fireplace, large windows overlooking the square and medieval church 32 m²

2nd floor

Large bedroom with traditional 'Périgordine' wooden flooring, exposed, lime-washed roof structure that rises to the ridge 25 m² floorspace
Wash cabinet (partitioned off) with washbasin on a stand and wc 2 m²

Shower cabinet dovetailed into the partition approx. 1.5 m²

Outside

Small terrace (front façade)

Stone courtyard (20 m from the house) with built in barbeque unit and a recently built utility building with washing machine facilities, shower and w/c, there is also a paved seating area and a contemporary outside shower

Amenities (by car)

Local shops and supermarket 7 minutes

Gare SNCF (Thiviers) 25 minutes

Airport (Brive) 55 minutes

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

NOTES