

UNDER OFFER Detached village house + garage, nice sized garden - walking distance to village with amenities

EXCLUSIVE



INFORMATION

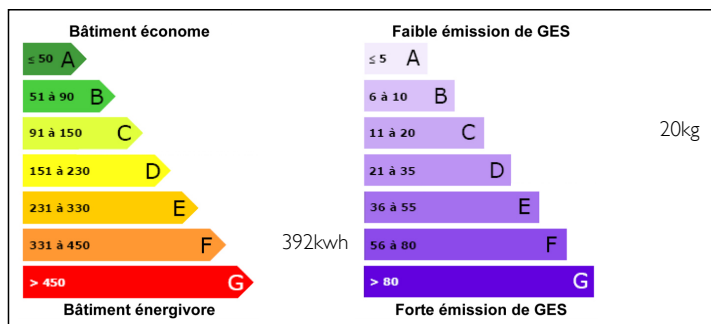
Town:	Saint-Jean-de-Côle
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	3240 m2

IN BRIEF

This well cared for lovely property is situated on the outskirts of one of France's prettiest villages. A 5 minute walk will take you to the centre of the village where there are a few restaurants/bars along the riverside, a shop and tennis courts for use of residents. The village hosts a grand flower show every May and is decked out in flowers. The market town of Thiviers, where you will find all commerces and a train station, is just a 10 minute drive. Further afield (a 20 minute drive) is Brantôme, the Venice of the Périgord. This is a popular area with tourists and locals alike.



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

This house sits on a plot of just under one acre and benefits from a prime position within walking distance to the village of St Jean de Cole. It has been well cared for, has beautiful wood flooring and electric heating throughout, a wood burner in the kitchen, a lovely east facing balcony and south facing terrace. There is an adjoining double length garage.

There is a side aspect patio for entertaining with steps up to the large lawned garden which has some mature trees. The garden is a good size for easy maintenance (0,8 acres) and fully enclosed with no neighbours either side.

A super low maintenance property, ideal for full-time living or a perfect holiday home.

LOCAL TAXES

Taxe foncière: **1048 EUR**

HOUSE

GROUND FLOOR

Kitchen/Dining room 25,48m² (Wood burner, range of wall and base units, double doors to rear terrace, window to front aspect, tiled floor, staircase to 1st floor hallway)

Adjoining Garage 38m² with separate WC (double length garage, concrete floor, sink and laundry area, windows to side aspect)

NOTES

FIRST FLOOR - interior and exterior steps lead to: Hallway 8,6m² (parquet flooring, doors to all rooms, door to staircase leading to ground floor, loft access hatch)

Lounge - 16,39m² (wood flooring, double doors to front balcony)

Bedroom 1 - 14,47m² (wood flooring, built-in wardrobe, rear aspect)

Bedroom 2 - 11,55m² (wood flooring, rear aspect)

En-suite - 2m² (wc, hand basin, small bath with shower attachment, side aspect window)

Bedroom 3 - 11,64m² (parquet flooring, wash hand basin, front aspect)

Family bathroom (wc, hand basin, shower, tiled floor, heated...