

Renovated stone property with 4 bedrooms 3 bath/shower rooms, garden, enclosed courtyard and new septic tank.

EXCLUSIVE

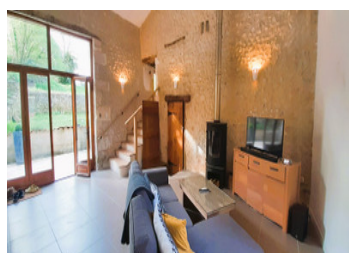
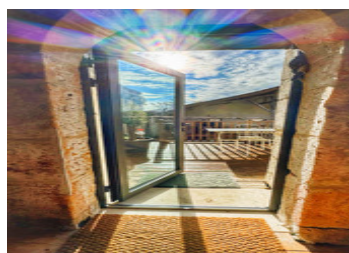
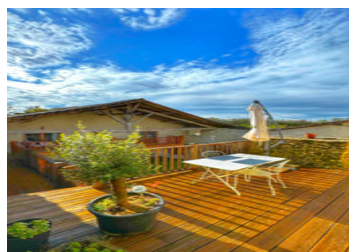


## INFORMATION

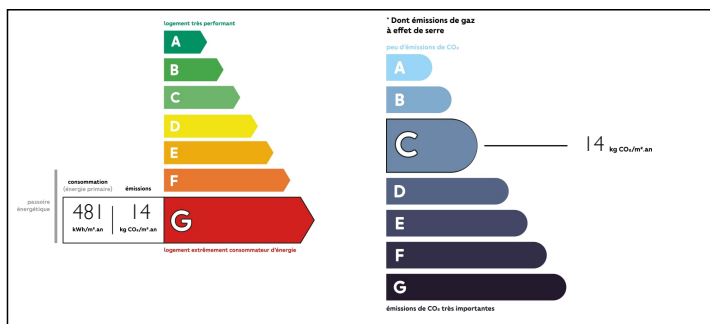
Town:	Saint-Martial-Viveyrol
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	1060 m2

## IN BRIEF

Please note that the G energy rating is incorrect as all works necessary to up grade this property have been carried out by artisans. This lovely stone property sits at the end of a small lane. The property has many original features such as the beautiful old beams and stone walls. The property has been beautifully renovated and to high standards. The house is divided into 2 parts, first has the kitchen with a fire place with stove, going down a few steps is the large living room with a wood burning stove. There is also a wc, a cellar and a bedroom with an en-suite shower room and wc. A flight of stairs lead from the living room up to a bedroom and a bath/shower room with wc. Outside is a lovely wooden terrace and the very private courtyard, on the opposite side of this courtyard there...

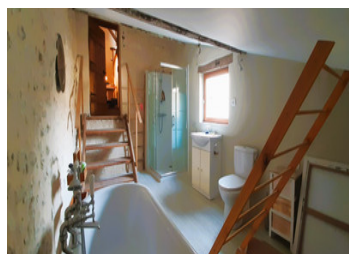


## ENERGY - DPE



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

The property in greater detail -:

Kitchen / dining room - 33.40 m<sup>2</sup>

Living room - 36.60 m<sup>2</sup>

Bedroom 1 - 14.10 m<sup>2</sup>

En-suite shower room - 3.90 m<sup>2</sup>

Bedroom 2 - 19.65 m<sup>2</sup>

Bath / shower room - 14.50 m<sup>2</sup>

WC - 1.45 m<sup>2</sup>

Cellar - 23.20 m<sup>2</sup>

Bedroom 3 - 18 m<sup>2</sup>

Bedroom - 15.35 m<sup>2</sup>

Shower room - 4.65 m<sup>2</sup>.

Storage room - 19.95 m<sup>2</sup>

Garage / workshop - 40.40 m<sup>2</sup>

Small stone garden shed -

Garden, courtyard and two terrace areas .

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

## NOTES