LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36382LNH24 Price: 44 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (38 000 EUR without fees)

Village centre property for renovation in Jumilhac-le-Grand, with courtyard garden and land.















INFORMATION

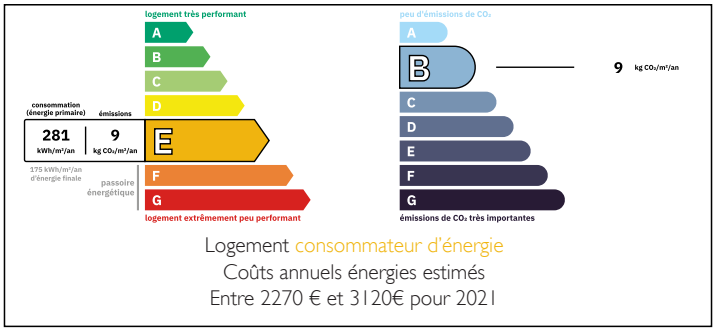
Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	71 m2
Plot Size:	1578 m2

IN BRIEF

This quirky townhouse-style property is located near the centre of Jumilhac-le-grand, just metres from a boulangerie. Having a compact footprint, the living space is divided over 3 storeys, and in need of a full renovation. The layout suggests a kitchen-diner on the ground floor, a lounge with a sunny balcony on the 1st floor, and one, perhaps 2 bedrooms on the 2nd floor. There is also an attic which could be converted to additional living space if desired. At the rear of the property, a fenced hardened area has hutches for keeping small animals. These could easily be removed to create a courtyard garden. Through a gate in the fence, a private path leads to a small field of around 1350m2 with lovely views of rolling countryside and plenty of space for leisure or a kitchen garden.

Nestled...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2270 € et 3120€ pour 2021

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.

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NOTES

DESCRIPTION

This quirky townhouse-style property is located near the centre of Jumilhac-le-grand, just metres from a boulangerie. Having a compact footprint, the living space is divided over 3 storeys, and in need of a thorough renovation. The layout suggests a kitchen-diner on the ground floor, a lounge with a sunny balcony on the 1st floor, and 1, perhaps 2 bedrooms on the 2nd floor. There is also an attic which could be converted to additional living space if desired. At the rear of the property, a fenced hardened area has hutches for keeping small animals. These could easily be removed to create a courtyard garden. Through a gate in the fence, a private path leads to a small field of around 1350m2 with lovely views of rolling countryside and plenty of space for leisure or a kitchen garden.

Nestled in the Dordogne countryside, Jumilhac-le-Grand is best known for its stunning Château dating from the Middle Ages. A peaceful destination for anyone looking to experience authentic rural France.

KITCHEN / DINING ROOM (6,3 x 4,1 = 25.8m2)
This room covers the full floor area of H1. Features an old stone floor with a large traditional fireplace and wood-burning stove. A kitchen corner of 2,2m x 3,3m is behind a breakfast bar. Stairs lead up to the first floor.

FIRST FLOOR
Once at the top of the stairs, a corridor gives access to a shower room, and a reception room with a door leading out to a sunny balcony. The...