

Beautifully Renovated 3-Storey Historic Home with 2 Bedrooms in One of France's Most Prettiest Villages



INFORMATION

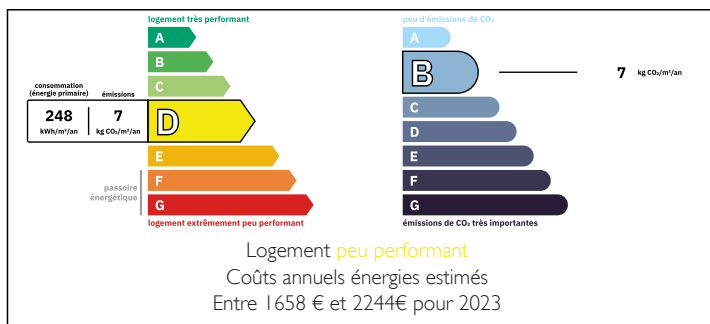
Town:	Saint-Jean-de-Côle
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	97 m ²
Plot Size:	5 m ²



IN BRIEF

A beautifully renovated, historic two-bedroom village house featuring exposed timber beams and full of character, ideally located in the heart of one of France's prettiest riverside villages. The village offers a bar/restaurant, post office, doctor and school and is central to local nature walks. The property is just a 10-minute drive from a bustling market town with all amenities and a train station.

ENERGY - DPE



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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

A charming example of a period village house that has been fully renovated and modernised, while retaining plenty of character and original features. The exposed timber framing on the exterior is a standout feature and adds to the overall charm of this delightful home. Inside, you'll find a bright, modern fitted kitchen with a central island, and a spacious living room with dual-aspect windows and a fireplace, beautiful wood flooring and a lovely swirly staircase reaches upto the second floor landing area.

The house benefits from double glazing throughout and is heated by electric radiators. There is also a charming old wood-burning stove in the kitchen, adding both warmth and character.

Although there is no garden, the property benefits from a rear exterior space, large enough for a small table and chairs – perfect for enjoying a morning coffee outdoors.

The village itself is officially classified as one of the most beautiful in France, with a river running through the centre, a selection of restaurants, and plenty of scenic walking trails and nature paths in the surrounding area.

HOUSE

Ground Floor:-

Entrance 17m² - door and window to front aspect, travertine flooring, sink and plumbing for washing machine, staircase to 1st floor living space.

Separate WC

Cellar

First Floor:-

Kitchen 23m² - dual aspect windows, range of wall and base units, central island, wood floor, exposed beams, dual gas and electric hob, electric oven, staircase to 2nd floor.

Lounge 25,75m² - old chimney (can be opened), wood flooring, exposed beams, dual aspect.

LOCAL TAXES

Taxe foncière: **800 EUR**

NOTES