

****UNDER OFFER** 2 bed, 2 bath, Dordogne-Charente border home with 2 bed guest house, barn, gardens**



INFORMATION

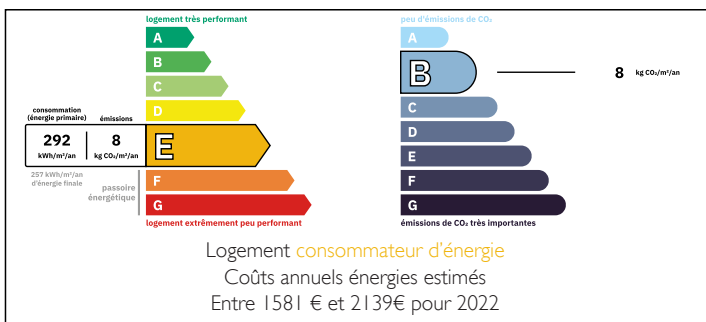
Town:	Parcoul-Chenaud
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	115 m2
Plot Size:	1300 m2

IN BRIEF

Tucked away in a peaceful hamlet on the Dordogne–Charente border, and set well back from busy roads, this delightful property combines a comfortable main residence, a charming two-bedroom guest house and useful outbuildings — all set in a beautiful enclosed garden.



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.



LOCAL TAXES

Taxe foncière: **784 EUR**

NOTES

DESCRIPTION

The single-storey main house offers:

ENTRANCE HALL (10m²)

Featuring natural stone walls and a staircase to the attic. The kitchen lies to the right, with the sitting room and bedrooms to the left.

LARGE FITTED KITCHEN (33m²)

Well-equipped with extensive fitted units, gas hob, new oven and extractor fan. An attractive fireplace with wood-burning stove and many original features add warmth and character.

SPACIOUS SITTING ROOM (35m²)

A generous reception room with natural stone walls, insulated exterior wall and a handsome chimney housing a wood-burning stove.

BEDROOM 1 (14m²) with EN-SUITE SHOWER ROOM (4m²)

Bright double bedroom with private shower, basin unit, W.C. and heated towel rail.

BEDROOM 2 (12m²)

Comfortable and versatile, ideal as a guest bedroom or office.

SHOWER ROOM (4m²)

Modern fittings with shower, basin unit, W.C. and heated towel rail.

HALL (10m²)

CONVERTIBLE ATTIC SPACE

Accessible from the entrance hall staircase and divided into three sections, each with good height. With planning permission, this could provide additional bedrooms, a hobby room or generous storage.

The independent guest house provides:

KITCHEN/DINING ROOM

SITTING ROOM

DOUBLE BEDROOM

SINGLE BEDROOM

SHOWER ROOM with W.C.

Outbuildings include a substantial barn with recent