

Ancient Presbytery with 4 bedrooms, spacious Basement, Barn & large Private Garden -Village setting. Dordogne.



INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	173 m2
Plot Size:	3944 m2

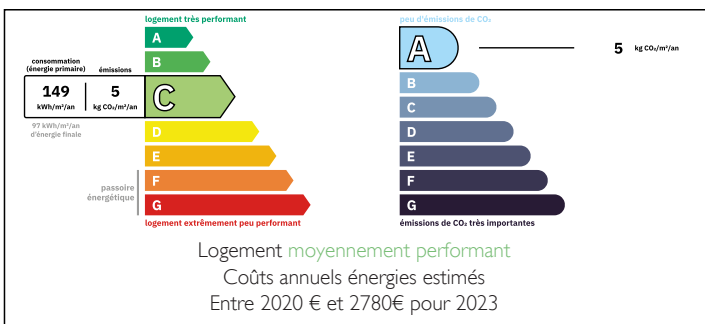
IN BRIEF

Refurbished former Presbytery offering charm, space, and countryside views.

This large, light-filled village home features spacious living rooms and four bedrooms, ideal for family living and entertaining. The property benefits from a substantial basement, an adjoining barn, and a private garden of just under one acre, with lovely open views over the surrounding countryside to the rear.

Located in a welcoming village with a post office, restaurant, and baguette machine, the house is just 10 minutes from the fairytale tourist village of Jumilhac-le-Grand and 15 minutes from the bustling market town of Thiviers, offering full amenities and a mainline train station.

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 property has been refurbished and has recent electrics in most of the rooms, double glazing and electric radiators throughout and mains drainage. Fully habitable but some finishing touches of the project is required to add extra bathroom/toilet on first floor etc.

HOUSE

GROUND FLOOR:

Living room 32m² (wood flooring, fireplace with wood burner, double doors to front aspect, staircase to 1st floor, door with stairs to basement)

Kitchen 26,4m² (range of base and wall units with island, dual aspect windows, double doors to front aspect, fireplace, wood flooring)

Lounge 30,58m² (double doors to front aspect, side window, door to bedroom 1, wood burner, wood flooring)

Shower room with separate WC 11,96m² (shower, hand basin with vanity unit, window to side aspect garden view)

Bedroom 1 with dressing area 32m² (wood flooring, dual aspect windows, built-in wardrobe, door to bathroom and Lounge)

FIRST FLOOR:

Landing area and hallway

Bedroom 2 - 10,83m² (feature beams; height 1,75m, dormer window and velux window, wood flooring)

Room - 7,56m (beams, velux to rear aspect)

Bedroom 3 - 11,52m² (feature beams; height 1,94m, wood flooring, dormer window)

Bedroom 4 - 16,25m (feature beams; height 1,78m, wood flooring, 2 x velux windows, plumbing in place for WC and shower)

BASEMENT 86m²:

Room 1 - 11m²

Room 2 - 29,60m² (fireplace, concrete floor, door to street)

Room 3 - 9,94m² (hot water tank)

Cellar 23,64m²

Hallway with door to rear garden

LOCAL TAXES

Taxe foncière:

961 EUR

NOTES