

Property with gite and outbuildings, in an isolated spot close to the river with no neighbours.



INFORMATION

Town:	Saint-Jory-las-Bloux
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	233 m2
Plot Size:	3000 m2



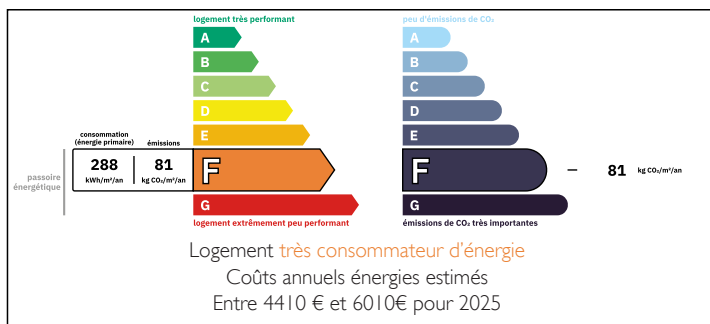
IN BRIEF

No overlooking neighbours, situated in a calm spot, close to the river, this property is composed of the main house, with one part renovated into a gite/2 guest house, 2 large barns and double garage, surrounded by around 3000m² of land.

Close to Cognac where you will find your local amenities and 9 minute drive to Excideuil.

Double glazing, individual septic tank, oil central heating, the house is liveable straight away with a minor refreshment in need.

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 charming property is composed of the main house separated into two parts:

House 1: composed of an entrance leading onto the kitchen/dining room, lounge with stone fireplace, utility room, bathroom and WC.

2 bedrooms on the first floor with an office.

Guest house: composed of an entrance opening onto the lounge, kitchen/dining room, 2 bedrooms and a shower room/WC.

Independent garage with boiler room.

2 stone built barns of 140m² and 160m² on two levels, currently used as a garage/workshop.

Small stream going across the land (3000m²), close to the river.

Possibility to purchase more land.

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

NOTES