

UNDER OFFER 2 Bedroomed Hamlet property with large garden and barn situated in rural hamlet

EXCLUSIVE



INFORMATION

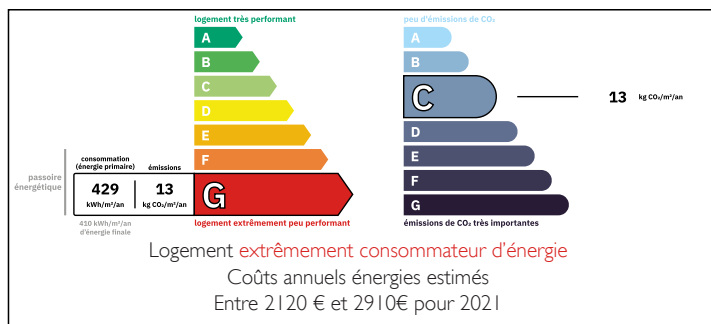
Town:	Bourdeilles
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	116 m2
Plot Size:	3838 m2

IN BRIEF

Charming stone house located in a quiet hamlet, accessed via a gravel driveway with ample parking. The property offers a kitchen/dining area leading into a living room with an insert fireplace. Upstairs, there are two attic-style bedrooms and a family bathroom. A large open barn adjoins the house, offering further potential. Full of character with exposed stone and beams throughout.

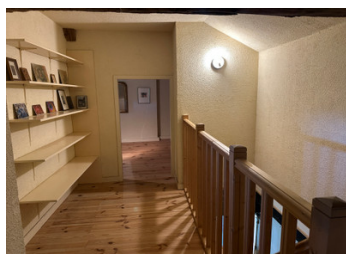


ENERGY - DPE



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

You arrive at the property via a gravel driveway, with plenty of space for parking. To the right sits a large open barn, while the house is positioned to the left, giving it a traditional hamlet courtyard feel.

You enter directly into a kitchen and dining area, which forms the heart of the home. From here, the space flows through into the living room, which features an insert fireplace as its main focal point.

Upstairs, the accommodation is set into the eaves, with two bedrooms making use of the roofline character, along with a family bathroom.

The property is connected to mains water and electricity. The fosse septique was last inspected in 2018 and will require updating. Much of the house remains single-glazed and heating is primarily provided by the log-burning insert in the living room.

Outside, there is ample parking space and the presence of the barn adds both storage and future potential. Overall, it is a very charming stone property with exposed beams, original woodwork, and that typical Dordogne character throughout.

Overall this is a charming stone house with barn in a peaceful hamlet between Bourdeilles and Paussac-et-Saint-Vivien, in the heart of the Périgord Vert, surrounded by wooded hills, gentle valleys, and characterful villages, with Brantôme and local amenities nearby.

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

NOTES