

## Spacious 4-5 Bedroom Dordogne Home with Garden, Covered Terrace and Château Views in Jumilhac-le-Grand



## INFORMATION

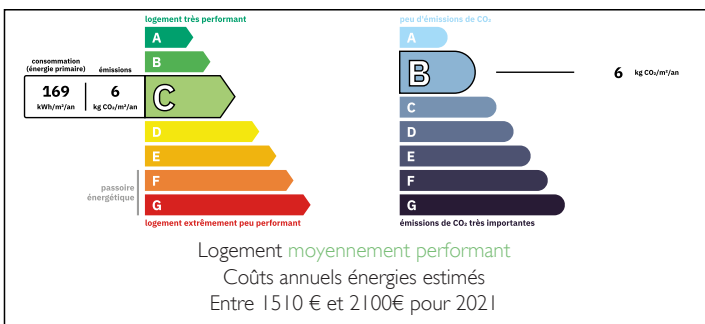
Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	152 m2
Plot Size:	405 m2



## IN BRIEF

Situated in the heart of the beautiful and highly sought-after village of Jumilhac-le-Grand, this spacious and beautifully presented 4-5 bedroom home enjoys views towards the famous château and offers an ideal combination of character, comfort and convenience. With generous accommodation arranged over three floors, a covered terrace, summer kitchen and garden, the property is perfectly suited as a family home, holiday retreat or holiday rental investment.

## 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

The property opens into a generous open-plan living space of approximately 41.7m<sup>2</sup>, combining the kitchen, dining and living areas into a welcoming heart of the home. Wooden flooring and an insert wood burner create a warm and inviting atmosphere, while the layout is perfectly suited to both everyday living and entertaining.

The kitchen is fitted with cream-coloured units, wooden work surfaces, a double sink, electric hob and two ovens. To the rear is a practical utility room of approximately 5m<sup>2</sup>, complete with storage space and a separate WC.

Between the kitchen and utility area is a bright dining space featuring tiled flooring and attractive glazed internal panels, allowing views through to the kitchen and main living area while maintaining a feeling of openness and light.

A wooden staircase leads to the first floor where three bedrooms are located. One bedroom of approximately 11m<sup>2</sup> overlooks the rear terrace, while two further bedrooms of 14m<sup>2</sup> and 12m<sup>2</sup> enjoy views towards the front of the property. Both feature wooden flooring and plenty of natural light.

Also on this level is a shower room of approximately 4.2m<sup>2</sup> comprising a corner shower, wash basin and WC. The landing area incorporates a charming mezzanine sleeping space, ideal for children or occasional guests.

The second floor offers further flexible accommodation. Here you will find a family bathroom with bath, wash basin and WC, together with a spacious bedroom of approximately 19m<sup>2</sup> featuring exposed beams and Velux windows. An additional room of approximately 5m<sup>2</sup> could serve as...

## NOTES