

Charming and private 3-bedroom stone cottage with valley views near Beynac

EXCLUSIVE



## INFORMATION

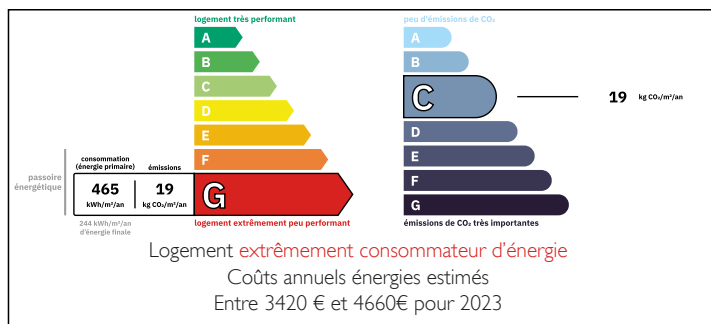
|             |                        |
|-------------|------------------------|
| Town:       | Saint-Vincent-de-Cosse |
| Department: | Dordogne               |
| Bed:        | 3                      |
| Bath:       | 1                      |
| Floor:      | 81 m2                  |
| Plot Size:  | 6960 m2                |

## IN BRIEF

Located in the heart of the golden triangle this charming, south facing 3-bedroom stone cottage has character, privacy, views and plenty of outdoor space. Suitable for a couple or small family looking for an idyllic retreat in this sought-after sector of the Dordogne's Perigord Noir



## 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: 352 EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR

Kitchen/Dining (19m<sup>2</sup>): exposed stone walls, tiled floor, gas stove, access to large and shady newly-paved front terrace with Dordogne valley views

### FIRST FLOOR

LIVING ROOM (20m<sup>2</sup>) : tiled floor, open fireplace, exposed stone walls & beams

HALLWAY leading to :

BEDROOM (15m<sup>2</sup>) : tiled floor, double French doors to side terrace, stone walls, exposed beams, double aspect windows

BEDROOM (9m<sup>2</sup>) : exposed beams, double aspect windows, hand basin

SHOWER ROOM (5m<sup>2</sup>) recently fitted

### TOP FLOOR

BEDROOM (6m<sup>2</sup>): exposed stone walls, raked ceiling

### EXTERIOR

The extensive grounds (6960m<sup>2</sup>) of this steep south facing

property are a combination of terraces, grassy areas and forest.

ALL MEASUREMENTS ARE APPROXIMATE

DISTANCE TO SARLA T : 14KMS

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