

Charming Renovated 3-Bedroom Country Home with Barn, Orchard & 3,500m Garden near La Jemaye, Dordogne



INFORMATION

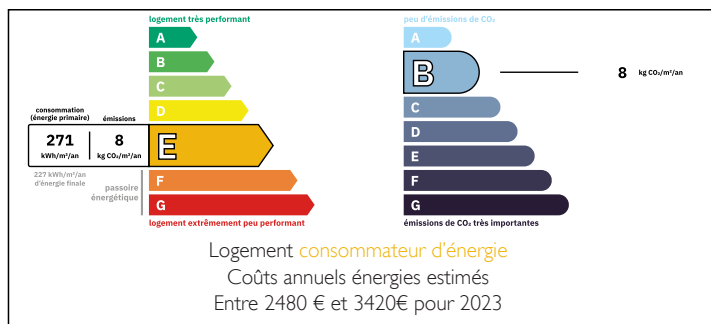
Town:	La Jemaye-Ponteyraud
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	3500 m2

IN BRIEF

Tucked away in a tiny, peaceful hamlet just off the main road, this charming detached country home enjoys complete privacy with no overlooking neighbours. Rebuilt in 1956 on the site of an older farmhouse, it combines character with modern comforts including double glazing and fibre internet. The house offers approximately 154m² of living space with three generous bedrooms, a large open-plan living area with wood-burning stove, spacious kitchen and two bathrooms. Outside, the 3,500m² organic garden features an orchard, vegetable garden, two wells, rainwater collection, a large 110m² barn and several useful outbuildings. Ideally located just minutes from the beautiful Grand Étang de La Jemaye and with two nearby school bus stops, this is an excellent family home or countryside retreat.



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.



LOCAL TAXES

Taxe foncière: **684 EUR**

NOTES

DESCRIPTION

Situated in a peaceful hamlet, this charming detached home offers approximately 154 m² of living space in a calm and unspoilt setting, while remaining within easy reach of local amenities. Ideal as either a permanent family home or a holiday retreat, it combines generous accommodation, character and a wonderful countryside setting.

Rebuilt in 1956 on the site of an earlier farmhouse, the property has been thoughtfully improved over the years. It benefits from double glazing, glass wool insulation and fibre optic internet, while both the plumbing and electrical installation have been modernised.

The ground floor centres around a bright 43 m² open-plan living and dining room featuring a recently installed wood-burning stove, creating a warm and welcoming heart to the home. This is complemented by a spacious 19.5 m² fitted kitchen, a 15.5 m² bedroom or home office, a 16 m² utility room, an entrance hall and a WC, with existing plumbing allowing the easy installation of a conventional toilet if desired.

Upstairs are two generous bedrooms of approximately 21 m² and 25.5 m², together with a 12 m² shower room fitted with a heated towel rail.

Heating is provided primarily by a recently installed wood-burning stove and a traditional wood-fired range cooker, supplemented by electric radiators when required.

Outside, the approximately 3,500 m² grounds include an orchard with apple, peach and cherry trees, a vegetable garden, chicken enclosure, two wells and three rainwater harvesting tanks. A substantial 110 m² barn provides excellent storage, workshop space or exciting conversion...