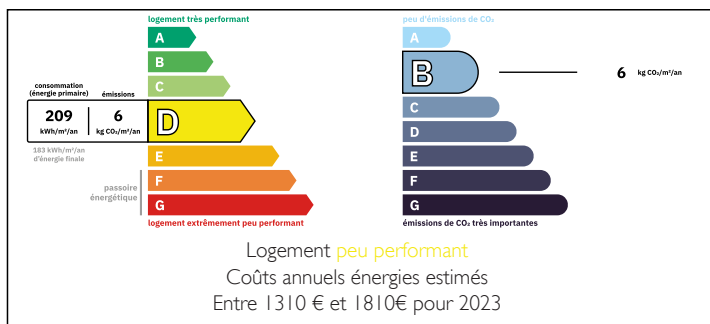


Beautifully renovated detached home and Barn, situated on 1.45 acres, private peaceful position- Dordogne

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	125 m2
Plot Size:	5870 m2

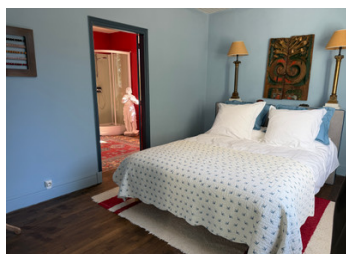
IN BRIEF

Beautiful detached country home with lovely kerb appeal, approached through a pretty tree-lined entrance gateway. The property offers comfortable accommodation, including a bright open-plan living area with fireplace, a ground-floor bedroom with en-suite, and a spacious first-floor parental suite with its own bathroom. A pretty terrace and balcony provide attractive outdoor spaces to enjoy peaceful surroundings.

Adjoining the house is a useful barn/workshop with utility and WC and a mezzanine offering the possibility of creating further living accommodation, subject to the necessary permissions. The fully enclosed garden is private & features mature trees and a traditional well. The house has been recently updated, including the electrics, windows and doors, it is very charming and full of character. Set in a peaceful countryside location, yet only a short distance from local commerces, this is a lovely home offering a good...

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: **395 EUR**

NOTES

DESCRIPTION

This south facing well kept home is situated in a peaceful location with views over the surrounding countryside. It benefits from recent double glazed doors and windows throughout, fireplace with wood burner, exposed stone and beams. A perfect full-time residence as well as a second home, all in perfect order.

HOUSE 125m²

Ground Floor:-

Open-plan living room / kitchen 39m² (5m x 7.8m) Fireplace with wood burner, wood flooring, dual aspect windows, door to front aspect. Range of modern base units, electric oven and hob. Staircase to 1st floor.

Bedroom 1 - 12m² (3m x 4m) wood flooring, front aspect.

En-suite Shower room 12.75m² (3m x 4.25m) shower, WC, hand basin. Side aspect, wood flooring.

First floor:-

Open-plan parental suite with en-suite bathroom 56.95m² of habitable space (12.49m x 4.56m) 64m² floor space. Wood flooring, feature beams, exposed stone walls, velux windows. Free-standing bath, WC and hand basin. Balcony terrace overlooking the front aspect with views across the fields.

Cellar.

ADJOINING BARN (refurbished in 2025)

Utility area with WC, office 24.39m² and workshop 22.84m²

1st Floor mezzanine 35m² (possibility to extend into first floor of the home to create additional habitable space).

**** all sizes are approximate***

EXTERIOR GARDEN of 1.45 acres

Mainly laid to lawn with mature trees, private gated entrance and fully enclosed grounds. Traditional well.