

Characterful Home with Art Studio, Annex and 1.9 Ha of Charming Grounds and Garden Near St-Paul-la-Roche.

EXCLUSIVE



INFORMATION

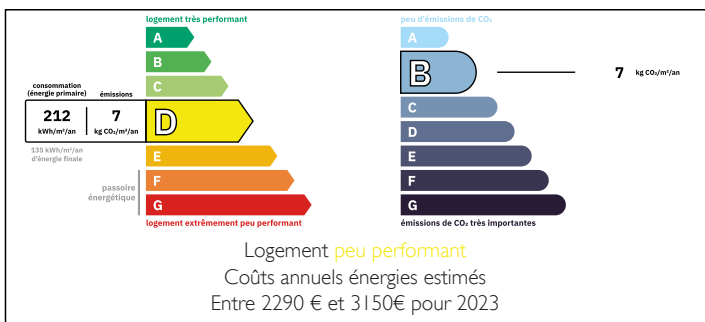
Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	161 m2
Plot Size:	19260 m2

IN BRIEF

Full of character, this detached property offers a charming home for a couple, with a spacious art studio, additional accommodation and an appealing garden. Stonework and contrasting contemporary décor give the kitchen and lounge a distinctive feel, with a wood-burning stove creating a cosy focal point in the lounge. The generous double bedroom opens onto the rear garden and leads into the light-filled art studio, with dual-aspect windows and a utility sink. An inspiring creative space, it offers potential for conversion into additional accommodation, perhaps an en-suite, and leads through to a bunk room with its own balcony and garden access. A separate annex with a lounge, bedroom and shower room provides flexibility for an elderly relative, young adult or visiting guests. Outside, enjoy a greenhouse, large potager and established planting in a gravel garden, with mature trees...



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

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NOTES

The property offers 127m² of living space in the house, with a further 34m² in the annex. Both the house and the Annex have double glazing throughout. Heating is provided by a combination of electric radiators and the wood-burning stove in the lounge. The energy performance classification is D. The property is served by an individual septic tank system which is fully functional but requires the sink in the art studio to be connected in order to have full compliance. The main house has fibre-optic internet.

ENTRANCE HALL / PANTRY(11.4m²)

The bright, versatile...