

Stunning 4 bedroom red stone house with barn, bakehouse and garden in a hamlet.



INFORMATION

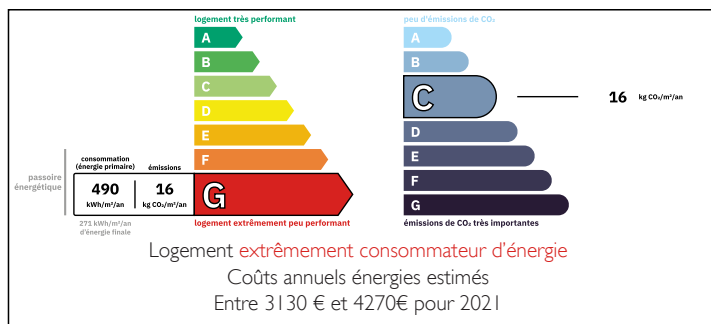
Town:	Villac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	1625 m2

IN BRIEF

Lovely, restored character house of 125m2 built in the typical red stone of this area. 4 bedrooms. New kitchen and bathroom. Roof recently re-done. Covered terrace. Separate barn with windows. Bakehouse. Large garden of 1625m2. Set in a quiet hamlet.



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

Entry into a lovely sitting room (29.2m²) with an original fireplace and wood burner and exposed stone walls. The ceilings have exposed beams, and it has a tiled floor. This leads into a recently replaced fitted kitchen (22m²) which has a door out to the garden and room for a table and chairs. There is a wood floor here and a wooden staircase to the first floor. There is a large shower room off the kitchen, with a sink, wc and plumbing for a washing machine. First floor. Exposed roof timbers.

Bedroom under the eaves 12.3 m². Corridor leading to a Wc with hand basin and three further Bedrooms, two of which are singles and the third a large double 20.5 m² with a fireplace set in a stone wall.

The bakehouse has the original bread oven.

Barn -in good condition and would lend itself to conversion to a guest cottage but currently has a garage on the lowest level. Access from the garden to a room used as a workshop, with stairs to room on a half level and a room under the eaves.

The house is heated by electric convectors and wood-burning stove.

This property is situated in a quiet hamlet between Terrasson and Hautefort, on high ground with a pleasant open view. Easy access to A89 motorway at Terrasson and to Brive airport (about 35 km.)

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

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES