

Charming traditional French stone cottage with huge attached barn, garden and swimming pool. Quiet location.

EXCLUSIVE



INFORMATION

Town:	Teyjat
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	155 m2
Plot Size:	810 m2

IN BRIEF

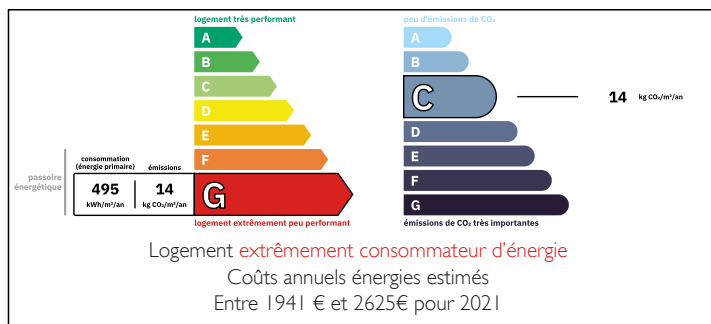
This beautiful property is situated in a quiet rural hamlet 5 minutes from the small village of Javerlhac and only 45 minutes away from the hustle and bustle of Angoulême with TGV links to Paris etc...

The property comprises a fantastic large five bed roomed traditional stone house, a wonderful back garden with a covered terrace, large lawn, fruit trees, and a fantastic in-ground swimming pool. There is also a huge attached stone barn - currently used for a number of purposes; pool house, utility room, games room (pool table, darts etc.), workshop, wood store... However with the relevant consents, the barn could be converted into further accommodation should you wish it - possibly self-contained gite(s) or to further extend the house itself

Early viewing is recommended as this is a real gem of a property, ideally suited to both...



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: **681 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

On approaching the property you will see a set of double gates to access the private parking area at the end of the barn and garden.

Further along you will find the front door of the house up a little stone staircase. On entering the house you'll find yourself in a huge open plan living room and dining room, with many traditional features, and a gorgeous huge wood burning stove.

From here up a few steps you will find a family bathroom (shower and washbasin) and a separate WC, and the first bedroom (a good size double bedroom.)

Passing back through the living room and dining room you'll access the modern fitted kitchen (with dishwasher, electric oven, gas hob), which has patio doors that lead directly out onto the terrace in the back garden.

Bedroom 2 is accessed from the kitchen, and has some lovely character features, its own en-suite bathroom (comprising a shower, washbasin and WC), and patio doors opening onto the terrace and back garden.

Bedroom 3 is accessed from hallway that runs between the kitchen and the internal barn entrance. It is also a large double bedroom, with a washbasin, and patio doors that open out directly onto the back garden.

Bedrooms 4 and 5 are upstairs, both are a good size and benefit from side windows and veluxes, making them very bright and airy.

There is a little landing and another family bathroom upstairs, with a wc, shower and wash basin.

These bedrooms...