

Charming old forge with an adjoining cottage. Courtyard + Private garden & parking. Central village - Dordogne



INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	206 m2
Plot Size:	864 m2

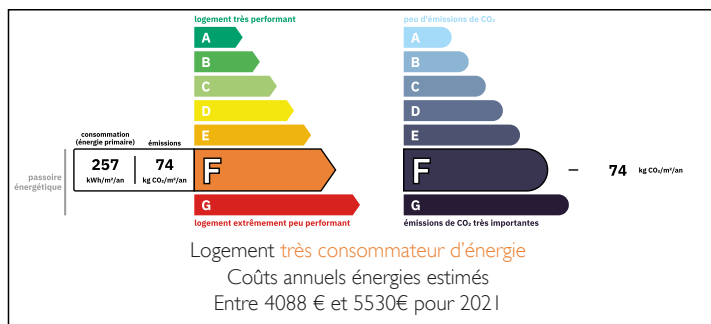


IN BRIEF

A beautiful property, with historic interest and plenty of scope for a potential income.

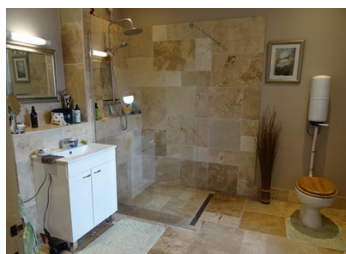
This spacious stone house with attached cottage is set in a prominent position in the centre of a peaceful village. There is a restaurant and post office within the village and other commerces are 10 minutes in the touristic village of Jumilhac-le-Grand or in the market town of Thiviers.

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: 1201 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

HOUSE

GROUND FLOOR set over 3 levels:

Kitchen 16m² (door and windows to front aspect, tiled floor, staircase to 1st floor, feature fireplace)

Dining room 16,5m² (window to front aspect, wood flooring)

Living room 39,8m² (Ancient forge with original bellows, wood burner, wood floor, double doors and windows to front aspect, door to rear garden, staircase to 1st floor)

Cellar

Utility room 21,6m² (door to front aspect, boiler room)

Separate wc

STAIRCASE 1

FIRST FLOOR:

Bedroom 1 - 14m² (dual aspect, wood flooring, fireplace)

En-suite - 2,7m² (shower cubicle, wc, hand basin)

Bedroom 2 - 19m² (wood flooring, front aspect, fireplace)

En-suite 2,6m² (shower cubicle, wc, hand basin)

STAIRCASE 2

FIRST FLOOR:

Landing 12m²

Bedroom 3 - 25,4m² (wood floor, dual aspect)

Bedroom 4 - 9,49m² (wood floor, front aspect)

Bathroom - 8,31m² (walk-in shower, wc, hand basin, front aspect)

Entrance into 1st floor cottage rooms:

Bedroom - 17,64m² (stone wall, currently used as an office, front aspect)

Bedroom - 18,32m² (front aspect, wood floor)

2ND FLOOR

Large loft space

ATTACHED COTTAGE (TO BE RENOVATED)

Two rooms on the ground floor 37,5m² (dual face fireplace, front aspect, electricity)