

Charming 3-bedroom stone house near the centre of Jumilhac-le-Grand, perfect lock-up-and-leave.

EXCLUSIVE

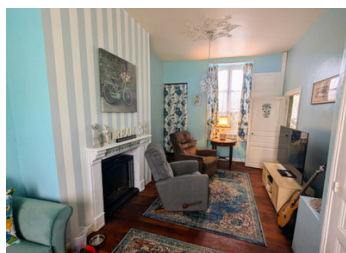
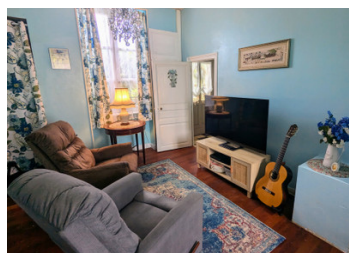
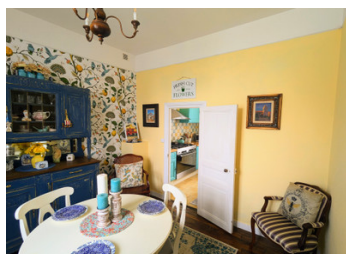


INFORMATION

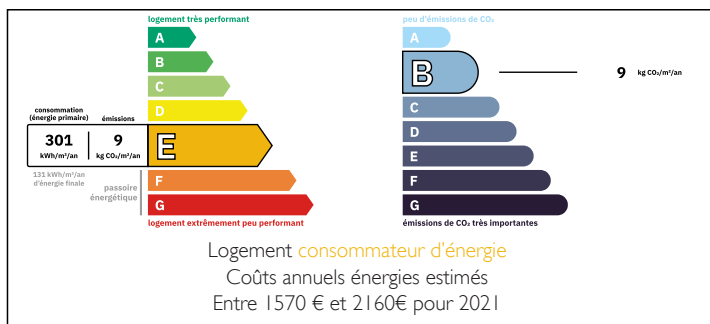
Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	86 m2
Plot Size:	360 m2

IN BRIEF

This Charming 3-bedroom house is located near the centre of Jumilhac-Le-Grand. A path from the front gate leads through a jasmine archway to the front door framed with roses. The central hallway leads to a beautifully decorated dining room, a bright cheery kitchen, and a lounge. On the first floor, 2 bright bedrooms with high ceilings look out to the front of the property. Traditionally styled double-glazed windows with ornate juliet balconies add to the charm. A further bedroom and a bathroom complete the rooms on this floor. The converted attic has room for a bed, and the potential for ensuite facilities. Returning outside, all of the garden lies to the front of the property, including a shady seating area with fragrant wisteria and a grapevine. A small garage is accessed from the road, and more off-street parking...

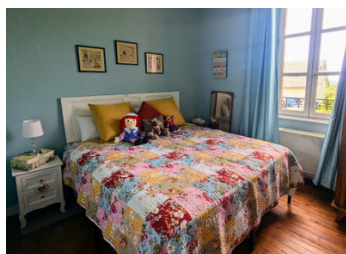
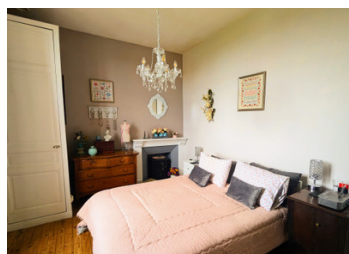


ENERGY - DPE



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: 492 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

ENTRANCE HALL (7,9m² : 1,3m x 5,9m)

One enters the property through a central door into a high-ceilinged hallway from which one can access all other rooms on the ground floor. An attractive wooden staircase with a curving wooden banister lies at the far end of the hall. A large window gives light to the space behind the staircase where one enters the cellar. The window could be replaced with a door to the rear of the property.

KITCHEN (8,3m² : 3,3m x 2,5m)

A compact, well-appointed kitchen with good light from a large window. Floor and wall cupboards have brightly painted traditional-style wooden doors. A peninsula unit gives additional storage and work space and houses a large porcelaine sink. A door leads into the dining room

DINING ROOM (11m² : 3,3m x 3,4m)

Located at the front of the property, a bright sunny room with a large window and wooden flooring. A feature wall is wallpapered with a nature motif that perfectly complements the decor.

LOUNGE (18,4m² : 3,1m x 5,9m)

Running the full right-hand side of the property from front to back. Large windows to front and rear and high ceilings make the space bright and sunny. Ideal for zoning into 2 distinct leisure spaces. A second door in the room is not currently used. Infrastructure for broadband internet is present.

BEDROOM 1 (12,8m² : 3,1m x 4,1m)

The largest bedroom, with space for a double bed and further bedroom furniture. A fireplace makes a lovely...