

Gorgeous 16th c. detached south facing property, characterful. 200m2 Barn, 2 acres + walnut trees - Dordogne



INFORMATION

| | |
|-------------|---------------------|
| Town: | Sorges et Ligeux en |
| Department: | Périgord Dordogne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 169 m2 |
| Plot Size: | 8296 m2 |

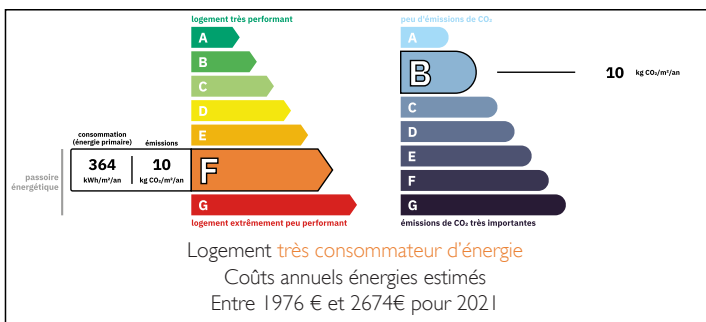
IN BRIEF

This charming south facing property is situated in a countryside location, surrounded by fields to the rear and side aspects and is just a short drive to Périgueux, the Capital of the Dordogne. The local village of Sorges is well known for its Truffles and has a supermarket, bakery, village shop, school, bar/restaurant, doctor, dentist and chemist and is 2kms. Thiviers, a market town, has all commerces and a train station and is reached with 10 minutes.

Situated around a courtyard with mature trees and plants, the house is charming, full of character and very pretty. The detached barn 208m2 has an adjoining wood store to the front aspect. The property also has an ancient pigsty building and a bread oven. The garden is mostly laid to lawn, is flat and has numerous...



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: 1086 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is in a good condition throughout and benefits from large spacious rooms, exposed stone walls and beam features, there are two wood burners on the ground floor and no form of heating on the first floor but there is an electric heater in each bathroom, a 2nd floor loft aspect which is perfect to add further habitable space. The property is serviced by a septic tank which conforms to current regulations.

HOUSE

GROUND FLOOR

Living room 45,56m² (south facing front door, dual aspect windows, exposed stone walls, beams, stone fireplace with wood burner, ancient stone sink, tiled flooring, staircase to 1st floor)

Kitchen 31,79m² (rear aspect, Wood burning stove, tiled flooring, double doors to rear terrace, exposed stone walls, beams, tiled flooring, door to utility room)

Utility room with separate wc and separate shower 7m² (plumbing for washing machine, separate wc, separate shower room, door to front aspect)

FIRST FLOOR

Landing/seating area 13,78m² (window to rear aspect, carpet, exposed stone walls, beams, staircase to loft aspect)

Bedroom 1 - 17m² (front aspect, carpet, exposed stone walls, beams, fitted wardrobe)

En-suite 4,59m² (shower, hand basin with vanity unit, wc, rear aspect, tiled flooring)

Bedroom 2 - 19,6m² (front aspect, carpet, exposed stone walls, beams, separate dressing area)

Bedroom 3 - 16,9m² (rear aspect, carpet exposed stone walls, beams, separate dressing area, built-in cupboard with hot water tank)

Office/Bedroom 4 - 6,5m² (front aspect, carpet)

Family bathroom - 6,96m² walk-in shower, wc, hand basin, tiled floor, rear aspect

SECOND FLOOR

Loft space 43,7m² habitable space...