

Charming spacious family home + outbuilding, sun terrace, exceptional views. Pretty tourist village -Dordogne



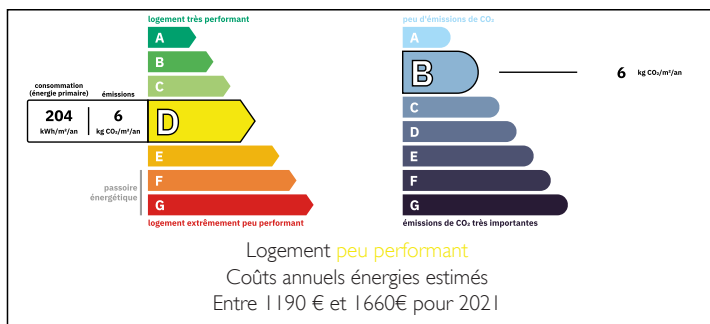
INFORMATION

Town:	Saint-Jean-de-Côle
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	14975 m2

IN BRIEF

Perched high above one of France's prettiest villages, this spacious stone house has outstanding views over the surrounding countryside. It has been sympathetically restored and is a lovely little gem! It is in a quiet position, with no near neighbours and just a 2km walk to the village centre with bar/restaurants, village store, chemist and school, and the market town of Thiviers has all commerces and a train station and is just a 10 minute drive.

ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

A gorgeous characterful, renovated property, in a sought after location just outside one of the "plus beaux villages of France" which has amenities. The house has beautiful views over the valley, is set in a quiet position with no close neighbours.

This spacious light property has been lovingly renovated and retains character stone walls and beam features. There is a new wood burner in the lounge area and the property benefits from central heating powered by a recent wood burning pellet boiler which is situated in the store room.

There is a lower ground floor area which can be used as a separate apartment, it consists of a bedroom, kitchen area and a possibility to install a bathroom. It can have an independent access from the main house.

The outside space consists of a super covered terrace with sunk-in jacuzzi and BBQ area to the rear aspect and to the front aspect there is a two storey outbuilding which has an electric and water supply. There are various fruit trees in a small orchard.

The property benefits double glazing throughout. The Septic tank conforms to current regulations.

HOUSE

GROUND LEVEL:-

ENTRANCE

BEDROOM 1 - 18m² (front aspect, wood flooring, beams) with

en-suite shower room and wc (tiled walk-in shower)

OFFICE - 21,5m² (dual aspect, tiled floor, stone decorative seat and stone wall, beams)

LOUNGE - 26m² (fireplace with open fire, french doors to side garden, window to rear, tiled floor)

HALLWAY (carpet, door to basement)

BEDROOM 2 - 8,55m² (carpet,...)