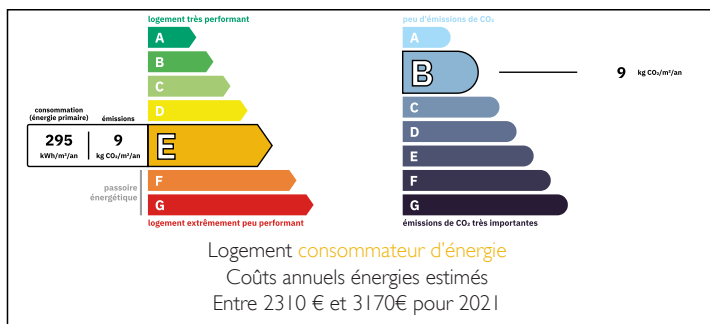


UNDER OFFER

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	1
Bath:	2
Floor:	145 m2
Plot Size:	4151 m2

IN BRIEF

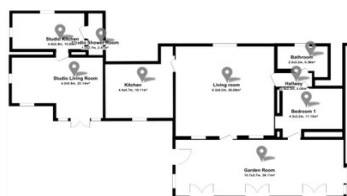
UNDER OFFER

This charming property is set in a collection of buildings with parts as old as 400 years. There may only be one dedicated bedroom, but the living space is abundant, making this property perfect for a couple. The large lounge has a stone fireplace with a wood burning stove and room for a dining table. The adjoining garden room gives a further fabulous living space looking out through numerous windows and doors to the garden. A second wood burning stove heats the space. A studio-gite gives space to host friends or could be a cute rental space with its own kitchen and shower room.

The property sits in a secluded plot of land. A newly lined swimming pool (2023) and bar area with stylish mediterranean landscaping and planting give a fabulous space to relax or entertain. A secret...

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.



DESCRIPTION

UNDER OFFER

GARDEN ROOM (4m x 8m : 32m²)

One enters the property via this large, luminous lean-to extension to the original building. Double glass doors are situated at both ends of the room with a further 2 sets of double doors leading out onto the garden. Set centrally between the double doors, a large wood-burning stove sits atop an attractive stone plinth with a pointed stone wall behind. From this room, one can access the lounge and the bedroom.

LOUNGE (6,2m x 6m : 37,1m²)

A second large reception room with an imposing stone hearth containing a large wood-burning stove. Substantial wooden ceiling beams, wooden floors and rustic-style wall plaster all hint towards the age of this, the oldest part of the building. Onwards from the lounge one can access the main kitchen and a small corridor leading to the bathroom and the bedroom.

KITCHEN (11,9m²)

Step down slightly into the kitchen which has original pointed stone walls and substantial wooden beams also seen in the lounge. The original bread oven now houses an electric oven. Traditional-style wooden kitchen cupboards arranged in an L-shape have tiled work surfaces. There is a gas hob fed by a gas bottle and a stainless-steel sink and draining board.

BEDROOM (14,3m²)

Accessed from the small corridor which leads off the lounge, this double bedroom has a rustic, painted plaster finish. Although there are no walls with windows, a well-placed skylight floods the room with natural light. Alcoves on adjacent walls provide

LOCAL TAXES

Taxe foncière: 1762 EUR

Taxe habitation: EUR

NOTES