

Attractive barn conversion/ancient farmhouse, south facing garden, pool - Pretty countryside hamlet-Dordogne

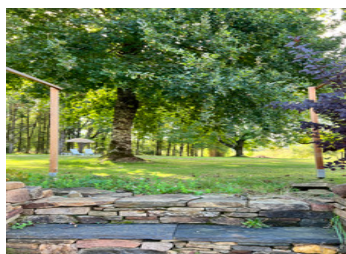


## INFORMATION

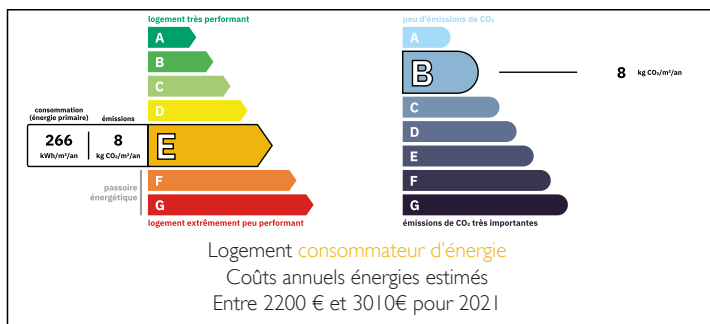
Town:	Sarrazac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	195 m2
Plot Size:	6884 m2

## IN BRIEF

An attractive barn conversion, with spacious light rooms, is situated in a well-manicured countryside hamlet with pretty neighbouring properties and is surrounded by rolling fields. The village of Jumilhac-Le-Grand, with its fairytale chateau, is the most convenient for supplies, here you will find a village shop, bakers, bars and restaurants. The market town of Thiviers is 15 mins and has all commerces and a train station.



## 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.



## DESCRIPTION

This gorgeous stone property has been renovated using good quality materials and a lot of well thought out use of space. The large luminous living area is a super place for entertaining; it benefits from double glazed bi-fold doors leading out onto the garden and swimming pool terrace bringing the outdoors in, there is a large fireplace with a wood burner and a beautiful staircase to the 1st floor landing. The property features a good mix of modern and recycled materials which work well within the living spaces.

For those with mobility issues, the property has ground floor living; two of the three bedrooms and two bathrooms on the ground floor. There is another unconverted loft space, with dormer and velux windows, which would be a super project to add additional habitable space.

To the exterior, there is a restored bread oven building, a well, the semi in-ground pool and terrace, two wood cabin stores, a pétanque strip, a good sized garden mainly laid to lawn but with a variety of mature trees and shrubs and a shady woodland area.

## LOCAL TAXES

**Taxe foncière: 700 EUR**

**Taxe habitation: EUR**

## NOTES

### HOUSE

#### GROUND FLOOR

Living room - 71,89m<sup>2</sup> (7,09m x 10,14m) (height 3,22m) bi-fold doors to pool and terrace, travertin flooring, fireplace with wood burner, staircase to 1st floor.

Kitchen - 17,75m<sup>2</sup> (3,98m x 4,46m)(fully equipped kitchen with a range of base units, picture velux window, door to front aspect and parking)

Hallway - 17,92m<sup>2</sup> (1,57m x 4,5m + 3,9m x 2,8m)(windows and door to garden, ancient...