

## Attractive semi-detached two-bedroomed stone farmhouse



## INFORMATION

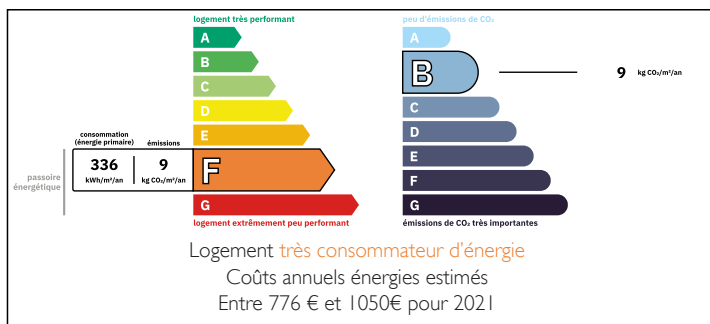
|             |                      |
|-------------|----------------------|
| Town:       | Saint-Pierre-de-Côle |
| Department: | Dordogne             |
| Bed:        | 2                    |
| Bath:       | 2                    |
| Floor:      | 112 m2               |
| Plot Size:  | 1827 m2              |

## IN BRIEF

This attractive stone house is to be found in a small hamlet in the Green Périgord. Only one kilometre from a small town with all services.



## 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.



## DESCRIPTION

At the front of the house, there's a west-facing terrace. Ideal for spending your summer evenings.

On the ground floor: Living room (27.35m<sup>2</sup>) with corner kitchen: 4m<sup>2</sup>. Wooden floor and fireplace with insert. A second living room (18.58m<sup>2</sup>) with woodstove also with small kitchenette (3.83m<sup>2</sup>). Shower room with toilet (2.94m<sup>2</sup>).

Upstairs: Large bedroom (22.84m<sup>2</sup>) with double windows. Second bedroom: (15.94m<sup>2</sup>). Shower room: 3.12m<sup>2</sup> with connection for washing machine. Separate toilet: 0.92m<sup>2</sup>. The house is heated by woodstoves. The roof is insulated. Outside: a large garden with trees and a stone barn (22.26m<sup>2</sup>). Above the barn is another room (22.26m<sup>2</sup>) giving separate living accommodation. Individual septic tank up to standard.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES