

Charming stone farmhouse + swimming pool. Peaceful hamlet near St-Jean-de-Côle, 7km to market town - Dordogne

EXCLUSIVE



## INFORMATION

Town:	Saint-Martin-de-Fressengeas
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	3926 m2

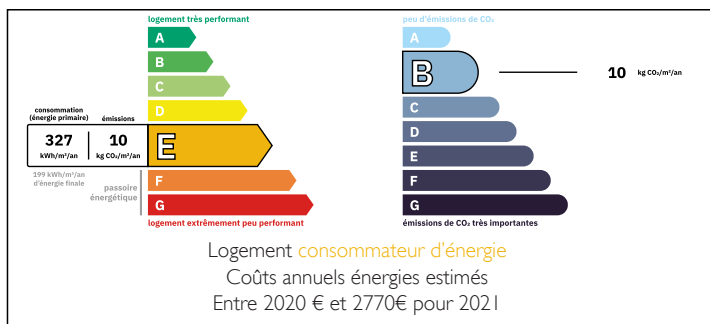


## IN BRIEF

Sold fully furnished, this pretty, restored 4 bed stone farmhouse with lots of original features, swimming pool and large enclosed manageable garden is situated in a quiet countryside hamlet and just 2km to the village which has a bakery/shop, restaurant and bar. One of the prettiest villages in France, St-Jean-de-Côle, is riverside and, only 7km. The bustling market town of Thiviers, where you will find all commerces and a train station, is just 10km. The nearest airport, Limoges, which is serviced by the low-cost airlines, is 61km.

This property has a super rental income and is a good investment property.

## 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 foncière:	754 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Situated in a small quiet hamlet with wonderful countryside views to the front aspect, a gravelled driveway leads you to this authentic charming stone property. Through the front door and directly into the lounge/dining area, there is a large stone fireplace with an installed wood burner, there is an original feature stone sink, wooden flooring, feature beams and exposed stone walls. A wood staircase leads to the first floor landing. To the left is a hallway leading to two light and airy good sized bedrooms, one at the front and the other to the rear aspect. The kitchen, with rear door to the courtyard and garden, is equipped with a range of white modern units and has a seating area. The bathroom, with stand-alone bath, wc, hand basin and travertine tiling is next to the kitchen.

On the first floor there is a bathroom with a walk-in shower, wc and hand basin. There are two further bedrooms, the master is to the front aspect of the property and a twin bedroom to the rear.

The property benefits from recent double glazed doors and windows, wood heating via the wood burner in the lounge and each bedroom has a modern wall mounted electric radiator. The house has been decorated with taste and is sold fully furnished.

The property has a manageable enclosed garden with an in-ground 10m x 5m chlorine pool (liner) with fencing and a sun terrace. ...