

Detached house, 2 bedrooms, DPE "C", modern decor, low maintenance garden, detached barn garage. In a hamlet.



INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	86 m ²
Plot Size:	787 m ²

IN BRIEF

This unique contemporary house comes fully furnished, making it ideal to lock-up-and-leave. Double glazing and abundant insulation give low running costs.

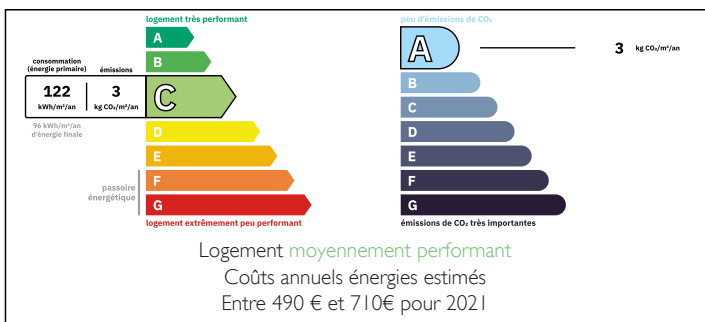
In addition to the house there are also a well-maintained stone barn and a separate garage.

Set in a traditional hamlet, amenities are only 2km away.

Enter into a sleek, modern, kitchen. Right of the kitchen, a bright double-height lounge features the original stone wall giving chic contrast to chalet-style wood panelling on the vaulted ceiling. A space-saver staircase leads to the mezzanine bedroom. Left of the kitchen a dining space with sliding doors to the front garden has a modern wood-burning stove. The dining area leads into a kitchen serving area and rear corridor. Unconventionally, the shower also inhabits this space, so reconfiguration may be desirable. The



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.



LOCAL TAXES

Taxe foncière: 456 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

LOUNGE (5m x 3,9m : 19,8m²)

The generous double-height space is light and airy with a large window to the front and a double doors out to a small covered terrace at the rear from which you can access the back garden. The original stonework of the property has been retained as a feature. The vaulted ceiling is reminiscent of an alpine chalet with large wooden beams and wood panelling. Two large, Scandanavian-style cupboards are included for sale with the property for all your storage needs. The insulated flooring comes with a life-time guarantee.

MEZZANINE BEDROOM (7,9 m x 3m : 20,4m²)

Up the space saver staircase from the lounge to this mezzanine loft in current use as the main bedroom. The alpine theme continues with warm-coloured wood panelling and chunky beams. The flue of the wood-burning stove in the dining area routes up the original stonework wall providing a source of heat to the space, while a velux window floods the room with light. The dimensions mentioned above refer only to that space with a ceiling height of 1.8m and above. The same amount of floor space is available again under the sloping eaves which are perfect for bedroom storage.

KITCHEN / DINING AREA (6,7m x 2,5m : 16,7m²)

Sleek, modern kitchen units are installed against a single wall. The kitchen comes equipped with a double sink, an induction hob, a cooker hood, and a fitted dishwasher. Windows and the main entrance door to the property look...