

Beautifully renovated secluded stone house and potential gîte in hamlet near Brantôme-en-Périgord.



INFORMATION

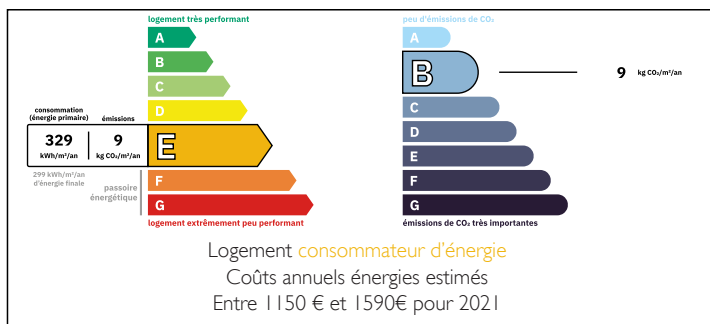
Town:	Saint-Félix-de-Bourdeilles
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	1291 m2

IN BRIEF

This beautifully renovated stone property is to be found tucked away at the back of a small hamlet in the Green Périgord. The property has many original features, such as old beams and beautiful stone walls. Warm chestnut flooring completes the lounge in the main house. At the back, a balcony gives uninterrupted views over the local countryside. The second two-bedroomed house could easily become a gîte, by fitting out a kitchen.



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

Main house: Lounge/Dining Room 61sq.m. with woodstove and west-facing French windows. At the back of the lounge, fully equipped kitchen: 8.76 sq.m. Balcony: 18 sq.m. Main bedroom: 14 sq.m. with fitted cupboard. Second bedroom: 10.83sq.m. Office: 9sq.m. Shower room and toilet: 4.36sq.m. Stairs lead down to a cellar room, which serves also as a workshop and storage space: 48.3sq.m. Second house: Lounge with fireplace and open beam ceiling: 45.68 sq.m. Bedroom 1: 12.17sq.m. Bedroom 2: 11.48sq.m. Bathroom with toilet: 5.13sq.m. Space for potential kitchen: 10.23sq.m. containing a multifuel stove which provides heating for the whole house. Garage: 43.57 sq.m. Converted barn: 79.13 sq.m. Heated swimming pool: 7.3m x 3.7m. Insulation and double glazing throughout. South-facing walled well-stocked garden with fruit trees: apples, cherries, figs and plums. Vegetable garden. The property is situated half-way between Brantôme-en-Périgord and Mareuil-en-Périgord, both of which offer shops and all facilities.

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

LOCAL TAXES

Taxe foncière: 1338 EUR

Taxe habitation: EUR

NOTES