

UNDER OFFER - Spacious stone house in small hamlet, 4 bedrooms, swimming pool, beautiful view



INFORMATION

Town:	Simeyrols
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	2000 m2



IN BRIEF

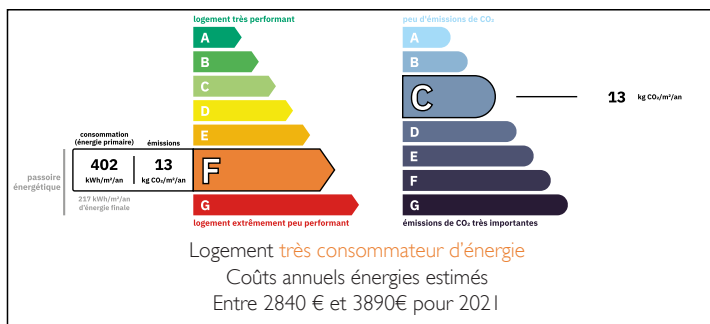
Located in a small hamlet at the top of a hill, this former stone barn has been converted into a beautiful family home, with lot of charm and authenticity and nice features.

The house benefits from a large, functional kitchen featuring an old bread oven; it opens onto a large living/dining room, with numerous openings onto different aspects of the garden: swimming pool or more intimate garden, full of flowers depending on the time of day.

Single storey, you'll find a large bedroom with en-suite shower room and WC, and on the first floor, three large bedrooms with en-suite bathrooms.

The 2000 m2 grounds are sheltered from view, and offer a beautiful view on the hills. The swimming pool and its south-facing terrace are in perfect

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 habitation: EUR

NOTES

DESCRIPTION

IN DETAIL

In hamlet, stone dwelling renovated in 2004-2005 comprising fitted kitchen, old bread oven; living room with wood-burning stove, terrace, bedroom en suite on ground level; upstairs 3 bedrooms, WC and bathroom/shower. Swimming pool and lean-to, garden approx. 2000 m2.

(APPROXIMATE) ROOM SURFACE AREAS

Ground floor

- Kitchen: 14.50 m2
- Living room with wood-burning stove: 53 m2
- en suite bedroom: 22 m2

First floor:

- Hallway
- Bedroom 2: 22.00 m2
- Bedroom 3: 14.60 m2
- Bedroom 4: 17.15 m2
- WC
- Bathroom / shower: 10 m2

outside laundry shed: 8.50 m2

TECHNICAL

- septic tank compliant
- Fiber optics in hamlet
- Good insulation
- double glazing
- 14-kw wood-burning stove, convectors, hot water tank
- 10x5 pool: motor changed in 2020n filter changed in 2023, liner changed in 2021

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