

Barn conversion; two houses, garage, 9m x 5m pool, maintained garden, rental income - Peaceful hamlet, Dordogne



INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	121 m2
Plot Size:	2650 m2

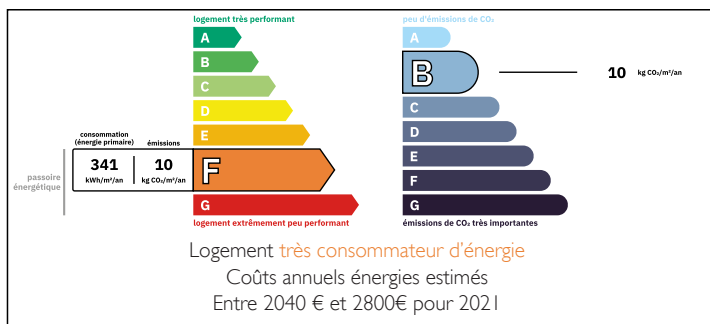
IN BRIEF

A lovely south facing residence situated in a pretty, quiet hamlet where all properties are well maintained and, is just a couple of minutes to the village. The property has a good rental potential for those looking for an investment property.

This is a former barn which dates 1891 and has been converted into two, 2 bedroom gîtes. It has a lovely tree lined park style garden with a 9m x 5m swimming pool, pool terrace with security fencing and a boules court.

The market town of Thiviers and touristic Jumilhac-le-Grand, with its fairytale chateau, have all commerces and are equal distance at 10-15 minutes.

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: 756 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The detached barn has been converted to offer two gîtes to supplement income or, rent one and live in the other. It has a very useful services room/garage situated between the two gîtes.

The property has double glazing throughout, feature beams and exposed stone walls and pot belly wood-burning stoves.. A septic tank serves the gîtes' waste drainage, the electricity in the building is to standard and there are two recent hot water tanks. Fibre is available in the hamlet.

GITE 1 - 61m² (right hand side with side aspect terrace)

GROUND FLOOR

Living room - 23,6m² (wood burner, double entrance doors, tiled floor, exposed stone wall and ceiling beams)

Corner kitchen 5,9m²

Bathroom 3,6m² with shower cubicle and hand basin

FIRST FLOOR

Separate WC

Bedroom 1 - 13m² (rear aspect, pine wood floor with velux window)

Bedroom 2 - 12m² (front aspect, pine wood floor with dormer window)

GITE 2 - 60m² (left hand side with side aspect terrace)

GROUND FLOOR

Living room - 35m² (wood burner, double entrance doors, tiled floor, exposed ceiling beams and a fitted kitchen).

1ST FLOOR

Bathroom with shower cubicle, WC and hand basin 4m²

Separate WC 1m²

Bedroom 1 - 10m² (front aspect, wood floor, velux window)

Bedroom 2 - 10m² (front aspect, wood floor,