

Charming 'chocolate box' stone cottage with 2 beds & beautiful park garden. - Peaceful hamlet, Dordogne



INFORMATION

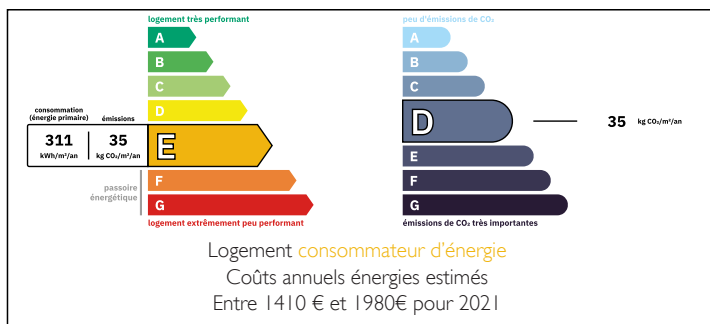
Town:	Sarrazac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	3587 m2

IN BRIEF

This charming stone house, with exposed stone walls and beams, is situated in a small well kept hamlet just outside the village. There are double glazed windows and doors throughout, oil central heating and a wood-burner in the living room. To the side there is a large covered terrace, a fenced private garden and land beyond.



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

HOUSE 87m²

GROUND FLOOR

Entrance into:-

Large living room - 27,43m² (stone floor, exposed stone walls and beams and wood-burner on raised hearth, front aspect, staircase to 1st floor).

Dining room - 11,56m² (dual aspect with French doors leading to the large covered terrace, ideal for barbeques and outdoor dining).

Study/bedroom 3 - 6,74m² (rear aspect, laminate flooring)

Kitchen - 15m² (fully fitted units, breakfast bar, door to back garden, dual aspect windows)

FIRST FLOOR

Landing 2,75m²

Bedroom 1 - 15m² of which 13m² habitable has at least 1.8m headroom with exposed beams and French doors leading to private balcony/terrace

Bedroom 2 - 9m² of which 6m² has at least 1.8m headroom (front aspect, dormer window)

Bathroom with dormer window, W/C, hand basin and bath with shower head

EXTERIOR:

Attached to the rear of the house is the boiler room for the oil-fired central heating.

Covered terrace

Wood shed for storage 18m²

Garden shed

Fenced private garden

GARDEN

In addition to the fenced private garden, the attractive park style land is easy to maintain, and has many mature shrubs and trees giving shady places to relax on a hot summers day.

A ready made home in a lovely tranquil setting.

Sarrazac is a small, quiet village but boasts its own restaurant, bakery machine, post office and primary

LOCAL TAXES

Taxe foncière: 560 EUR

Taxe habitation: EUR

NOTES