

A very pretty 2 bedroom stone village cottage and barn wing overlooking a medieval castle and a stunning vista

EXCLUSIVE



## INFORMATION

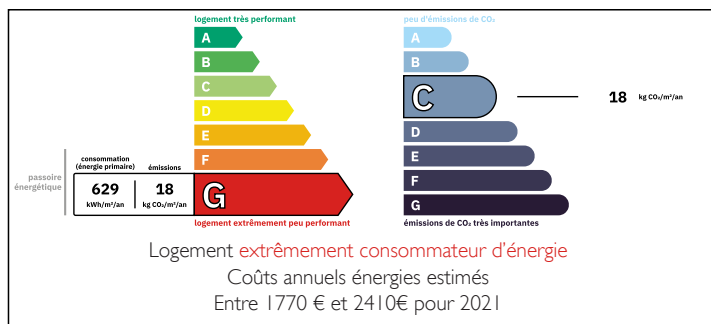
Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	83 m2
Plot Size:	246 m2

## IN BRIEF

An extremely rare, one off stone property in a magnificent position above a historic village one side and a medieval fortress, woods and an incredible vista from its terrace the other. The interior of the house has a lovely light, classical feel and is simply but nicely fitted out with two pretty bedrooms and modern bathroom between. On the ground floor is a 2nd shower/washroom beyond the kitchen. The barn has room for 2 cars and the property is in easy walking distance to the village shop and restaurants.



## 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:	261 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### Ground floor

Sitting room with terracotta tiled floor French doors to terrace and view, Large stone pillared fireplace with wood burner, staircase to the 1st floor 30 m<sup>2</sup>

Kitchen fitted cupboards with French door onto the terrace and window overlooking the castle and the view 19 m<sup>2</sup>

W/c 1,5 m<sup>2</sup>

Washroom with tiled shower cabin and washbasin 3,6<sup>2</sup>

Utility room plumbed for washing machine 2 m<sup>2</sup>

1st section of barn wing (accessed from the utility room) with double doors onto the lane 29 m<sup>2</sup>

2nd section of barn wing (accessed from the 1st) with double doors onto the lane 24 m<sup>2</sup>

### 1st floor (Stairs from the living room)

Landing with window overlooking the castle and view 1,5 m<sup>2</sup>

1st bedroom with fireplace (disconnected) and view over a walled garden and hills beyond 16 m<sup>2</sup>

Washroom modern and fully fitted with shower cabin, w/c, washbasin and towel rail 4 m<sup>2</sup>

2nd bedroom with view a walled garden and hills beyond 9 m<sup>2</sup>

### Amenities

Local shop and restaurants 2-5 minutes walk

Train station 17 minutes by car

Airport (Brive) 45 minutes by car

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