

A 5 bedroom house with a beautiful, large garden at the edge of a small historic market town

EXCLUSIVE



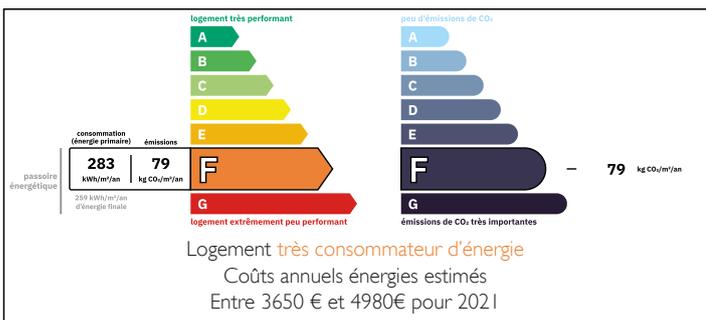
## INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	175 m2
Plot Size:	2889 m2

## IN BRIEF

A fabulous 5 bedroom property of classical proportions with a beautiful long garden behind. The house has a double garage and is in good structural condition and a roof in excellent condition. Interiorly the property has retained many of its original features and such a superb staircase and airy luminous rooms, however, needs updating and redecorating generally and has therefore been priced accordingly. An affordable yet sizable family house with views over the countryside and within walking distance of shops and schools.

## 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

Ground floor

Large entrance hall 22 m<sup>2</sup>

Large open plan kitchen sitting room with tiled floor exposed stone walls, fireplace (with wood burner) 38 m<sup>2</sup>

Corridor 4 m<sup>2</sup>

1st bedroom (currently a billiard room) with tiled floor 18 m<sup>2</sup>

Washroom with up to date shower and washbasin 3,5 m<sup>2</sup>

W/c 2 m<sup>2</sup>

Cellar 25 m<sup>2</sup>

1st floor

Landing 20 m<sup>2</sup>

2nd bedroom with window and fireplace 11 m<sup>2</sup>

Washroom with washbasin and bidet 4,5 m<sup>2</sup>

3rd bedroom with window and fireplace 16,5 m<sup>2</sup>

4th bedroom with window 15,5 m<sup>2</sup>

Washroom with shower and washbasin 5,5 m<sup>2</sup>

5th bedroom with window 18 m<sup>2</sup>

2nd floor

Large loft area accessed by main staircase, with 4 dormer windows and good head room (scope for development)

Outside

Double garage 23 m<sup>2</sup>

Dovecot 8 m<sup>2</sup>

Well with new water pump

Garden with mature trees 2889 m<sup>2</sup>

Amenities

Local shops 200 m

Primary and secondary schools 200 m

Local supermarket 1.5 km

SNCF Train station 17 km

Limoges airport 75 km

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

## NOTES