

An ancient stone house with its own courtyard and walled garden in a historic riverside village



## INFORMATION

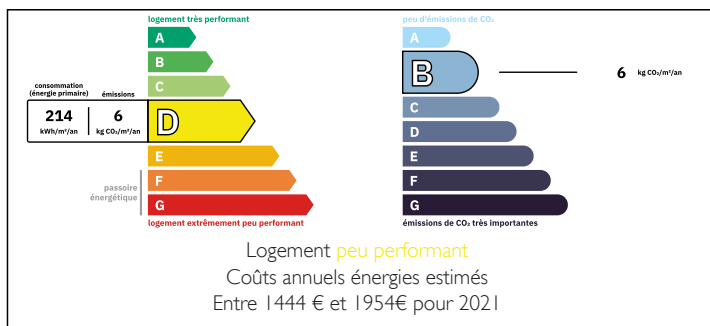
|             |            |
|-------------|------------|
| Town:       | Tourtoirac |
| Department: | Dordogne   |
| Bed:        | 2          |
| Bath:       | 2          |
| Floor:      | 126 m2     |
| Plot Size:  | 1266 m2    |

## IN BRIEF

A handsome, eminently proportioned period house depicted on the cadastre Napoléon of 1812 that has a wonderful stone courtyard with an outbuilding, terrace, sitting area, and a wonderfully large walled garden beyond. The house consists of two separate 1 bedroom apartments that are neatly finished one above the other that are self-contained yet can be easily combined as a single residence. The property is on the outskirts of a stunning and historic riverside village with its medieval abbey, castle, local shops and restaurants a short walk away. A definite must see!!



## 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

Lower level (village lane level) large studio apartment neatly finished and luminous consisting of :-

Bedroom 17 m<sup>2</sup>

Dressing room 2 m<sup>2</sup>

Washroom with shower and washbasin (tiled throughout) 3 m<sup>2</sup>

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

Kitchen, modern and fully fitted with French door access to the lane outside 24 m<sup>2</sup>

Interior stairs to the 1st floor apartment

Large, luminous, open plan sitting/dining/kitchen with exposed ceiling beams wood burner and 2 French doors opening onto a raised stone terrace facing courtyard, walled garden and the countryside beyond 45 m<sup>2</sup>

3rd floor Landing office with exposed roof beams 14 m<sup>2</sup>

Large bedroom with exposed roof beams and partition to a large ensuite bathroom with bath, washbasin and w/c 21 m<sup>2</sup>

Outside enclosed courtyard consisting of :-

Barn insulated and double glazed potential for conversion! 40 m<sup>2</sup> downstairs, 40 m<sup>2</sup> upstairs

Shaded sitting area within the stone walls a former building

Walled garden with a garden shed and fruit trees and a romantic ruin at the further end!

Amenities

Local shops and restaurants 1-2 minutes on foot

Local supermarket 8 minutes by car

Nearest SNCF train station 18 minutes by car

Nearest airport (Brive) 50 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>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES