

Detached countryside house with small house to renovate and various outbuildings - Peaceful location -Dordogne



## INFORMATION

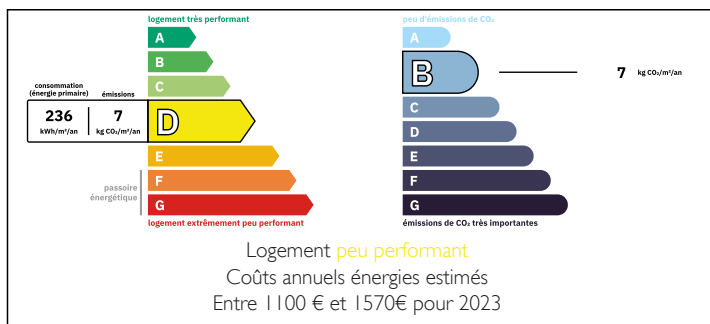
Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	103 m2
Plot Size:	5999 m2

## IN BRIEF

A lovely detached stone house benefitting from in/out driveway with large detached barn and an old house for renovation with adjoining barn. Set in a peaceful countryside location surrounded by nature. The property is in a good condition, it requires some updating, there are exposed stone walls, feature beams and beautiful wood flooring. The roofs are in good condition and there is double glazing in place. The house is heated by wood fired central heating. There is possibility to expand the living space by creating further bedrooms in the loft aspect, a staircase and dormer windows already exists.

The property is set within a small hamlet just 5 minutes to a village shop and 10 minutes to all commerces at Lanouaille. The market town of Thiviers, which has a train station, is 15...

## 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

DETACHED HOUSE 73m<sup>2</sup>

Entrance 5,5m<sup>2</sup> (1,4m x 3,94m) wood flooring

Kitchen 22,12m<sup>2</sup> (4m x 5,53m) range of wood units, wood flooring, dual aspect, door to rear aspect

Lounge 23,56m<sup>2</sup> (3,85m x 6m) front aspect, wood flooring, exposed stone walls

Hallway 5,05m<sup>2</sup>

Separate WC

Bathroom 6,51m<sup>2</sup> (2.36m x 2.76m) shower, hand basin, parquet flooring, rear

Bedroom 11m<sup>2</sup> (3.84m x 2.89m) wood flooring, rear aspect

Loft - access via staircase from rear kitchen area, wood flooring, 3 dormer windows, electric shutters, velux, beam features (could create further bedrooms)

Cellar

DETACHED BARN 120m<sup>2</sup> (15m x 8m) divided into three areas, electricity, 1st floor area. Roof dates 2012

ADJOINING BARN 25,23m<sup>2</sup> (8,41m x 3m) used as a prep kitchen. Water in place.

WORKSHOP/GARAGE 64m<sup>2</sup> (7,49m x 8,56m) sliding doors, concrete flooring, 1st floor store area.

BARN 64m<sup>2</sup> (9,41m x 6,84m) doors to front and side aspect garden, electricity LINKY meter.

OLD HOUSE 30,5m<sup>2</sup> (4,73m x 6,45m) fireplace, dual aspect, wood flooring, loft, cellar underneath. One room. Requires renovation. Roof dates 2014. It would make a perfect place for friends and visitors to stay or a little studio rental.

WELL

Various fruit trees

## LOCAL TAXES

Taxe foncière: 420 EUR

Taxe habitation: EUR

## NOTES