

A handsome 6 bedroom stone house above an historic hilltop village with a garden and a spectacular view

EXCLUSIVE



## INFORMATION

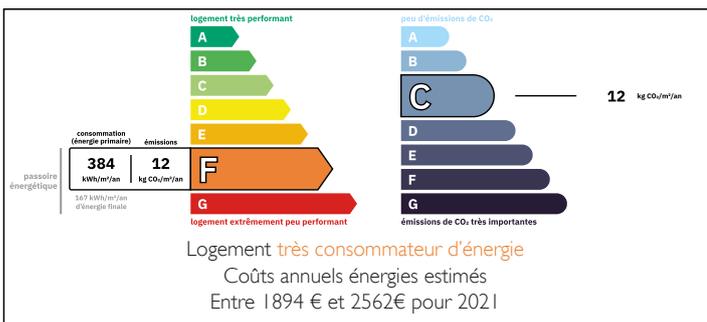
Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	134 m <sup>2</sup>
Plot Size:	1412 m <sup>2</sup>



## IN BRIEF

A stone house of character beside a narrow country lane that divides the front gate and property's meadow beyond and ensures an uninterrupted view across distant hills and valleys. The main part of the house has a slate roof, only the interior needs refreshing and bringing up to date and is reflected in the price that has been sensibly set at a very fair level. Therefore, an extremely rare opportunity and 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

### Ground Floor

Sitting room with two fireplaces at each end, French doors for main entrance, wooden flooring, 32,3 m<sup>2</sup>

Kitchen with exit door to the front, tiled floor and open fireplace 20 m<sup>2</sup>

1st bedroom with window facing the front with ensuite washroom with shower w/c and washbasin partitioned into the room total 16 m<sup>2</sup>

1st floor accessed by kitchen stairs

2nd bedroom with exposed roof structure, wooden flooring and velux window 10 m<sup>2</sup>

3rd bedroom wooden flooring and gable window 10 m<sup>2</sup>

1st floor accessed by main staircase

4th bedroom with window facing the rear garden and wooden flooring 12 m<sup>2</sup>

5th bedroom with a window facing the view and a window facing the rear garden and woods, fireplace, washbasin and wooden flooring 22 m<sup>2</sup>

3rd floor

Small landing

6th bedroom with exposed roof structure, wooden flooring, washbasin and two velux windows

Outside

Garden and meadow/rough lawn total of 1412 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>

## LOCAL TAXES

Taxe foncière: **647 EUR**

Taxe habitation: **EUR**

## NOTES