

A charmingly restored 2 bedroom property consisting of 2 buildings and a courtyard with scope for more rooms



## INFORMATION

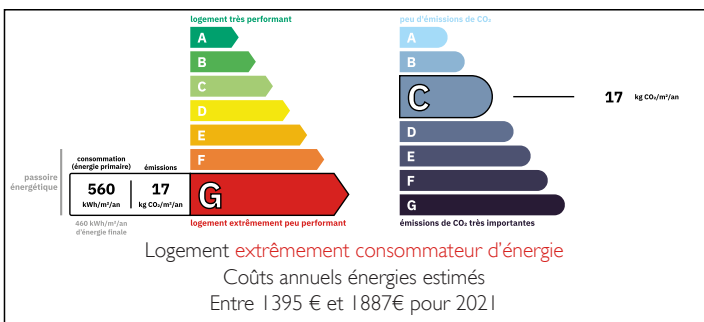
Town:	Sainte-Orse
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	78 m <sup>2</sup>
Plot Size:	330 m <sup>2</sup>



## IN BRIEF

A pretty property in a tiny hamlet just 15 minutes' walk to local shops in a nearby historic village with its castle and restaurants. The property has a wonderful triangular courtyard that has a semidetached ancient cottage one side and a large partially converted stone barn the other. The property has many period features such as a stone pisé floor, and ancient stone sink, a huge stone fireplace, exposed beams and wooden flooring upstairs all traditionally restored. Furthermore with 75 m<sup>2</sup> of barn space attached, there is plenty of scope for further rooms that can be undertaken while living in onsite!

## 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

Property estimated to be at least 18th century as it was already established on the Cadastre Napoléon in 1840.

Building 1 "Cottage" consisting of single guest room (with unexploited loft space above)

Ground Floor: -

Currently serving as a large guest bedroom with a large stone period fireplace, stone patterned pisé floor, stone sink and ceiling beams, traditional lime plastered walls 28 m<sup>2</sup>

Building 2 "Barn"

Ground Floor: -

Kitchen/dining/sitting room, with wood burner, pointed stone walls and exposed ceiling beams 28 m<sup>2</sup>

Washroom with tiled shower and washbasin 4 m<sup>2</sup>

W/c with tiled floor and window 2 m<sup>2</sup>

1st Floor: -

Bedroom with exposed roof beams, velux window, traditional and wooden floorboards 20 m<sup>2</sup>

Attached Barn area 78 m<sup>2</sup>

Outside

Private courtyard and outside seating area

Amenities

Local shops and restaurants 15 minutes on foot or 2 minutes by car

Nearest supermarket 10 minutes by car

Nearest SNCF train station 10 minutes by car

Nearest Airport (Brive) 47 minutes

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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:

466 EUR

## NOTES