

5 Bedroomed large property on the edge of the popular village of St Jean de Cole



INFORMATION

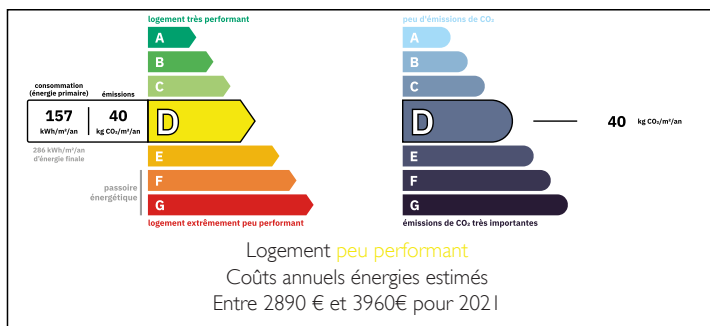
Town:	Saint-Jean-de-Côle
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	157.4 m2
Plot Size:	6495 m2

IN BRIEF

Discover the enchanting village of St. Jean de Cole, a hidden gem nestled in the heart of the Dordogne region. Known for its stunning medieval architecture and picturesque landscapes, this idyllic location offers a perfect blend of history and modern living. Saint-Jean-de-Côle is classified as one of France's most beautiful villages, and is a pleasure to visit all year round. In summer, it's teeming with life, decked out in flowers, and it's a delight to sit down with a cup of coffee, just for the pleasure of enjoying a quiet moment, in the heart of a typical Périgord village.



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

You enter the property via a set of steps that lead you onto the balcony and then into an inviting entrance hall, featuring a convenient cloakroom to your left. To the right, a spacious living room awaits, complete with doors that open to both the front balcony and the back garden, offering breathtaking views of the village and surrounding countryside.

This home boasts three well-appointed bedrooms, a family bathroom, and a separate WC. The generous kitchen is a true highlight, equipped with ample cupboard space and room for a dining area, complete with a cozy log-burning stove—perfect for gatherings.

Venture upstairs to discover two additional bedrooms and another WC with a sink. The attic space presents an exciting opportunity to expand your living area should you wish.

Beneath the property, you'll find two large cellars, providing plenty of room for a workshop or utility area, garage and storage room. The house benefits from oil central heating for your comfort.

Outside, the garden beautifully wraps around the house, complemented by a small paddock and a substantial detached barn—ideal for storage or creative projects.

With a prime location just a short walk from the charming village, this property offers the perfect blend of tranquility and convenience. Additional photos are available upon request. Don't miss your chance to explore this delightful home!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1197 EUR

Taxe habitation: EUR

NOTES