

A pretty 3 bedroom hilltop house with just over 6 acres of meadow and woodland and a fantastic view!!

EXCLUSIVE



INFORMATION

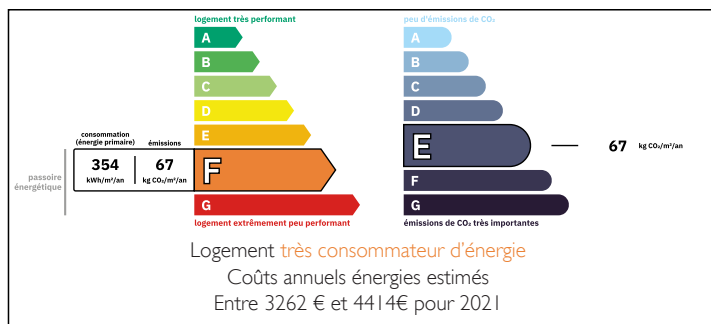
Town:	Villac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	37887 m2

IN BRIEF

A former barn converted into a pretty house and garden in the 2nd half of the 20th century sits by a quiet country lane with next to no traffic and overlooks its own meadow which has a large stone well, and a spectacular view to the front and a large portion of its own woodland to the rear. Facing southwest, the landscape and garden literally enter through the windows illuminating the rooms with the colour of the seasons and the evening sunset. The interior although neat and clean, is a bit dated and perhaps according to taste, needs refreshing and this has been taken account in the asking price. Therefore, a rare find with easy potential.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière:	710 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The house is at the edge and at the highest point of a spread out hamlet of only five dwellings, therefore way out in the country yet without being totally isolated.

Ground Floor

A fitted kitchen area with a front door and window facing the view and a rear door to the garden behind, tiled floor and large openings to both sitting rooms either side 15,7 m²

1st sitting room (open to the kitchen) with carved stone fireplace and insert woodburner, tiled floor and large window overlooking the view 19 m²

2nd sitting room (open to the kitchen) with a large window facing the view and a tiled floor 17 m²

Large bathroom/washroom with access to the garden, a bath/shower washbasin and w/c 11 m²

1st floor

Landing corridor with built in cupboard space.

1st bedroom with dormer window facing the view 18 m²

2nd bedroom with two dormer windows facing the view 10 m²

Tiled washroom with shower, washbasin, w/c and window overlooking the garden

3rd bedroom with a gable French door opening onto a balcony, window facing the view 19 m²

Outside

Garage (attached to the house) 41 m²

Large fenced garden (safe for children and dogs) 1467 m²

Woodland 19750 m²

Meadow 3115 m²

Amenities

Local shop and café 6 minutes

Nearest supermarket 17 mins

Train station SNCF (Thenon) 27 minutes

Airport (Brive) 45 mins