

A pretty stone property with a lovely large garden and has land and spectacular views across the valley



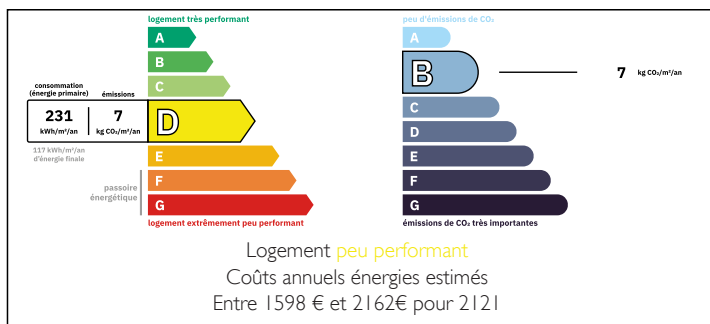
INFORMATION

Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	93 m2
Plot Size:	15568 m2

IN BRIEF

A unique property consisting of a stone cottage and a converted stone barn joined to form a single dwelling with a stunning garden with terraces, pond and lovely views towards its own fields and oak woodland across the valley. Only the guest bedroom is on the 1st floor, leaving the majority of the property at the ground level, and so ideal for a retired couple or a young family with little maintenance and ready to move into. A 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

Entrance Hall 4 m²

Kitchen/dining room with large windows overlooking the garden 18,5 m²

Sitting room with large stone fireplace and wood burner 25 m²

Rear hall 4 m²

1st bedroom 12,5 m²

Bathroom with w/c, shower, washbasin and bath 6 m²

1st floor

2nd bedroom 17,5 m²

Ensuite bathroom with w/c, washbasin and bath 5 m²

Cellar 6 m²

Outbuilding including workshop, utility room, potting shed and carport

Outside

Terraces

Garden with a pond and well

Forest mainly of oak trees

Land 12148 m²

Amenities

Local bakers 1 minute by car

Local supermarket 7 minutes

SNCF train station 19 minutes

Airport (Limoges) 1 hr 5 minutes

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

LOCAL TAXES

Taxe foncière: **690 EUR**

Taxe habitation: **EUR**

NOTES