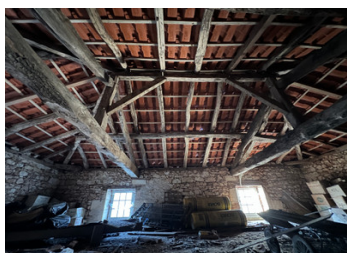


Beautiful stone property; renovation project. House + barn. Wooded land + pond - St Jean de Côte, Dordogne



## INFORMATION

Town:	Saint-Jean-de-Côte
Department:	Dordogne
Bed:	1
Bath:	0
Floor:	70 m2
Plot Size:	11 920 m2

## IN BRIEF

Nestled on the edge of one of France's most picturesque villages, this quaint stone property has been loved by the same family for over 100 years and offers an exciting opportunity for renovation and development. Set within a tranquil 3-acre plot, just 1,9k from the village, it includes a traditional stone house, adjoining barns, and a 556m<sup>2</sup> pond.

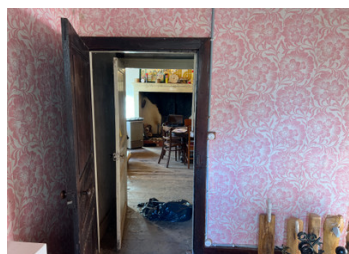
The stone house, brimming with rustic charm, is ripe for renovation. The structure retains much of its original character, offering the potential to restore it into a cozy, countryside retreat. With its thick stone walls, exposed beams, and a traditional French facade, it presents an ideal canvas for creating a beautiful home with modern amenities while preserving its historic charm.

## ENERGY - DPE

DPE not required.

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

### HOUSE

First floor, rear garden level:

ENTRANCE 6,6m<sup>2</sup> (3,55m x 1,98m) tiled floor, double doors to rear

LIVING ROOM 23,74m<sup>2</sup> (4,13m x 5,75m) fireplace, wood floor, front aspect

KITCHEN 9,59m<sup>2</sup> (4,17m x 2,3m) wood floor, front aspect

BEDROOM 10,88m<sup>2</sup> (3,4m x 3,2m) wood floor, side aspect

ROOM 9,3m<sup>2</sup> (2,8m x 3,33m) wood floor, rear aspect (utility room?)

ROOM 10,3m<sup>2</sup> (3,3m x 3,13m) wood floor, rear aspect (bathroom?)

ATTIC 47,77m<sup>2</sup> (5,77m x 8,28m) roof tiles replaced approx 10 years, wood flooring, windows to front aspect, possible bedroom.

BARN storage, ground floor road level - 46,65m<sup>2</sup> (5,69m x 8,2m)

Cave - approx 10m<sup>2</sup> vaulted ceiling

Adjoining BARN 77m<sup>2</sup> (7,89m x 9,86m) with a mezzanine level.

Lean-to woodstore

LAND of just under 3 acres, rear woodland garden on a slight slope.

Front aspect POND of 556m<sup>2</sup>.

Electricity connected.

Water point in-situ.

Requires a septic tank.

\*\*\*\*\* all sizes are approximate\*\*\*\*\*

### DISTANCES TO:

Village - St Jean de Côte 1,9km

Saint Pierre de Côte 6km

Thiviers 8,7km

Brantôme 18km

### AIRPORTS:

## LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

## NOTES