

Beautifully renovated stone property with outbuildings and swimming pool. Well kept hamlet - Dordogne



INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	2638 m2

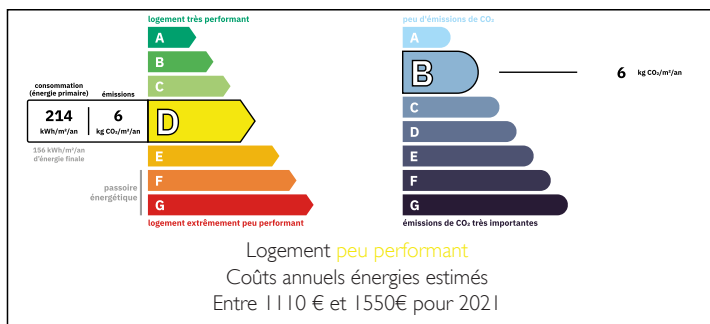
IN BRIEF

Nestled at the end of a charming and well-maintained hamlet, this beautiful stone property offers the perfect blend of traditional character and modern comfort.

This immaculately maintained home features a thoughtfully designed layout, for those that cannot manage stairs, there is a spacious ground-floor bedroom and a shower room, making it ideal for easy living. The outbuildings are all in an excellent condition as is the 12m swimming pool.

The property is just a short distance from touristic Jumilhac-le-Grand with its fairytale castle and it is situated just 15 mins from two large towns with all commerces.

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.



DESCRIPTION

The house benefits from aluminium double-glazed windows and insulation, ensuring a peaceful, energy-efficient environment, while a wood burner creates a warm cozy feel. For added heat, there are new generation electric radiators throughout. A south-east facing conservatory can be used throughout the year. A beautiful swimming pool was added in 2021, at 12 metres it is long enough to swim laps and, surrounded by immaculate landscaping that complements the natural beauty of the surroundings.

The property features a variety of well-maintained outbuildings, each adding unique character and functionality. A traditional bread oven stands as a testament to the property's heritage. There's also a dedicated pool technical room ensuring the pool is in top condition year-round. For those with a creative or practical spirit, an old, small house offers potential for conversion (planning permission required), while a spacious workshop/wood store provides ample space for hobbies or storage.

Immaculately preserved, this property reflects the care and attention of its owners, and every inch is maintained to pristine condition. With a blend of modern comforts and old-world charm, this beautiful stone property is a true gem.

LOCAL TAXES

Taxe foncière: 671 EUR

Taxe habitation: EUR

NOTES

HOUSE 137m2 total

GROUND FLOOR 68,66m2:

Open-plan living room 52m2

KITCHEN with range of wood units, tiled flooring, dual aspect window and door to front aspect.

LIVING ROOM fireplace with wood burner, door to side aspect and to conservatory, staircase to 1st floor, tiled flooring.

BEDROOM 1 - 12m2 (3,76m x 3,24m) front aspect

BATHROOM - 4,36m2 (2,36m x 2m) shower, suspended WC, hand basin with vanity...