

Charming 3 bedroom Property with Stunning Views & Multiple Outbuildings



INFORMATION

Town:	Coly-Saint-Amand
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	155 m2
Plot Size:	2258 m2

IN BRIEF

***** OFFER ACCEPTED *****

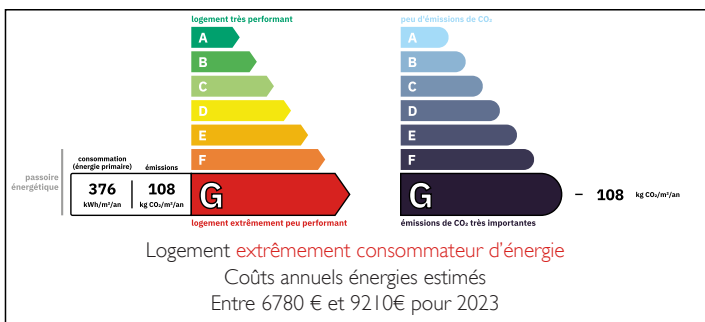
Nestled in the idyllic countryside of Coly St Amand, this enchanting 3-bedroom property offers breathtaking views and endless potential. The main house exudes charm with a beautiful fireplace, creating a warm and inviting atmosphere. Ideal for a writer or painter, the numerous outbuildings provide inspiring spaces for creative pursuits.

The property features a lovely mature garden, perfect for relaxation, and an outbuilding with a historic stone stove, adding to its authentic character. One of the outbuildings offers renovation potential, presenting an excellent opportunity to generate extra income, subject to local building regulations.

Set in a peaceful yet convenient location, this unique estate is a rare gem in the heart of Dordogne,



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Layout & Features

Ground Floor

Upon entering, you are welcomed into a spacious and inviting kitchen/diner, a perfect blend of rustic charm and practicality. The kitchen exudes authenticity with its beautiful terracotta tiles and traditional elements, creating a warm and convivial atmosphere for gatherings. Adjacent to the kitchen is a pantry, providing additional storage space.

This level also hosts a comfortable bedroom, ideal for guests or single-level living. A bathroom with a walk-in shower and separate toilets ensure convenience, while a cellar offers further storage options, perfect for wine enthusiasts or preserving local produce.

First Floor

Ascending to the first floor, you'll discover a living room, a true centerpiece of the home. Featuring a beautiful fireplace and exquisite flagstones rescued from a château, this space exudes history and character. The original openings open onto a small balcony and also create a warm and inviting ambiance.

Also on this floor is a very spacious bedroom, offering uninterrupted views of the Dordogne countryside. Like all the bedrooms in the house, it is fitted with built-in wardrobes, maximizing storage while maintaining a clean aesthetic.

Second Floor

The top floor is dedicated to a large and private bedroom, complete with extensive built-in wardrobes for organised living. The elevated position of this room ensures a sense of seclusion and tranquility, making it a perfect retreat within the home.

Outdoor Spaces & Outbuildings

The property is surrounded by a mature, well-maintained walled garden, offering...