

A fabulous 18th century house with period features and separate cottage in a historic market town

## EXCLUSIVE



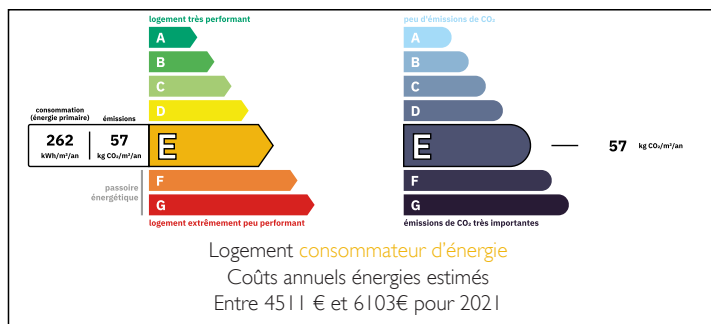
## INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	264 m2
Plot Size:	95 m2

## IN BRIEF

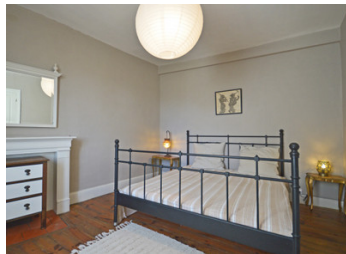
An early 19th century 'Empire' fronted house with earlier 17th century interior features and a beautiful walled garden behind, ends with an independent 1 bedroom cottage (rented 4800 euros per year - tenant is leaving end of August) that has its own walled garden beyond. The house is currently used as a holiday rental and has impressive stone floors and walls in the main ground floor rooms, as well as light airy period bedrooms and up-to-date bathrooms/washrooms. There is also a wing to one side of the walled garden that can be developed interiorly for further accommodation. The property is situated in a historic small market town with its fortress, therefore a short distance to country walks as well as shops and numerous annual cultural events. The electricity and plumbing has mainly been renovated.

## 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 foncière:	2218 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### Main House

#### Ground Floor

Entrance hall through an arched front door with a stone 'pisé' floor and a rear exit to the garden 21 m<sup>2</sup>

Sitting room and adjoining dining room with exposed stone walls and carved stone fireplace 38 m<sup>2</sup>

W/c with washbasin 2 m<sup>2</sup>

Kitchen with up to date fittings and breakfast area 17 m<sup>2</sup>

Utility room 11 m<sup>2</sup>

Storeroom 12 m<sup>2</sup>

#### 1st Floor

Landing 4 m<sup>2</sup>

1st bedroom 15 m<sup>2</sup>

Washroom with shower washbasin and w/c 4 m<sup>2</sup>

2nd bedroom with old fireplace and arched window 15,5 m<sup>2</sup>

Corridor 15 m<sup>2</sup>

3rd bedroom with French windows and balcony 22 m<sup>2</sup>

Washroom with shower washbasin and w/c 4 m<sup>2</sup>

4th bedroom with window overlooking walled garden 15 m<sup>2</sup>

Dressing room/ single bedroom 9 m<sup>2</sup>

Bathroom with bath, washbasin and an old fireplace 8,5 m<sup>2</sup>

Wing (ground floor and bordering the walled garden)

Office 16 m<sup>2</sup>

Potential bedroom with French door to the garden 16 m<sup>2</sup>

Room with floor tiles 15 m<sup>2</sup>

### Outside

Walled court garden 295 m<sup>2</sup>

Cottage (with independent entrance)

Open plan sitting/dining room, separate kitchen, separate bedroom, total 51 m<sup>2</sup>