

Ancient, detached stone cottage and courtyard set high in a historic village with a view in the Périgord Noir



INFORMATION

Town:	Sainte-Orse
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	38 m2
Plot Size:	161 m2

IN BRIEF

The worn stone steps up from a secluded courtyard to a small terrace and view sets a charming tone to this pretty property that is open plan inside. The current owner has completed the majority of the heavy work including a neat, beamed ceiling with countersunk spotlights and a traditional chestnut 'Périgordine' floor downstairs, pointed stone walls, electricity and plumbing ready for further appliances, bathrooms etc, leaving an open choice of finishing and priced accordingly. The upstairs loft space has sanitary evacuation installed, neat wooden flooring as well as being well insulated between the roof trusses. The cottage is part of a medieval village dominated by its castle, and steeped in history with restaurant and local shop within easy walking distance. An affordable gem.



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

Ground floor

Cellar with small windows and water heater 29 m²

Stone steps up to a small terrace with a view across a valley to hills.

1st floor

Open plan kitchen/dining/sitting room with pointed stone walls, large stone fireplace, fitted cupboards, ceiling with exposed beams and traditional floor 38 m²

2nd floor (via period boxed in stairs)

Neat wooden flooring and insulation between the rafters countersunk to eventually expose the structure, stone gables and evacuation for bathroom already in place 21 m²

Exterior

Small enclosed stone courtyard and gate

On mains drainage

Amenities

Local shops walking distance

Local supermarket 14 mins by car

Station SNCF train 7 mins by car

Airport (Brive) 45 mins by car

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

LOCAL TAXES

Taxe foncière: 276 EUR

Taxe habitation: EUR

NOTES