

Character property ensemble on a pretty street with lush wooded backdrop, close to village centre and river.

EXCLUSIVE



## INFORMATION

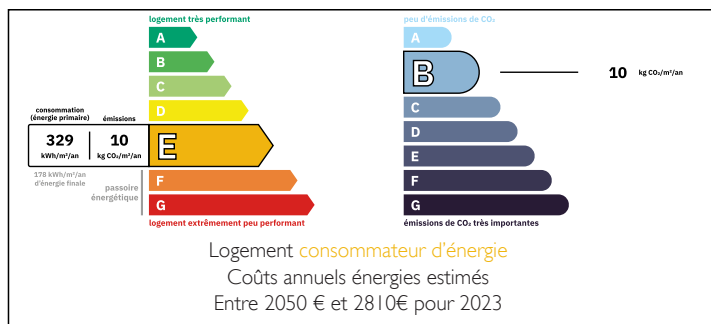
Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	908 m2

## IN BRIEF

Located on a pretty winding hillside street of Jumilhac-le Grand, this fabulous property comprises a main house and a second property in need of connection to services, adjoined by a small private passage. Within the main house, a snug with a large fireplace and woodburning stove has stairs to a private guest room and leads through to a games room with a pool table. Here, a further staircase leads up to two more bedrooms and a family bathroom. Beyond the games room, a bright, airy open plan living space with kitchen, dining and family lounge areas. Glass doors lead out to a private low maintenance garden with lush woodland views to the rear, and a patio with a hot tub to the side. Across the passage from the main house the second property is open-plan on both...



## 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

### MAIN HOUSE

#### SMALL LOUNGE (4,5m x 5,3m = 23,6m<sup>2</sup>)

From the street, climb the stone stairs with their iron balustrade to a raised balcony to enter the main house into the snug. This front room has a large stone fireplace with a slate hearth and a wood burning stove. A staircase leads up to a guest bedroom.

#### GUEST BEDROOM (4,7m x 3,0m = 13,9m<sup>2</sup>)

Accessed from the snug, this airy double bedroom has lovely exposed wooden beams and clean white walls.

#### GAMES ROOM (5,6m x 3,4m = 18,9m<sup>2</sup>)

Beyond the snug, a games room with a pool table which is included for sale. Doors give access to a shower room and a laundry cupboard. A second staircase leads up to two bedrooms and the family bathroom on the first floor.

#### BEDROOM 1 (4,3m x 3,1m = 13,5m<sup>2</sup>)

The largest bedroom in the property with plenty of natural light. Glass doors open out to a small balcony which overlooks the private garden at the rear of the house and allows you to hear the sound of the nearby river.

#### BEDROOM 2 (3,5m x 2,9m = 10,1m<sup>2</sup>)

This room is suitable for a double bed, and has built in storage. A large velux window gives plenty of light.

#### FAMILY BATHROOM (2,3m x 1,9m = 4,4m<sup>2</sup>)

Equipped with traditional-style bathroom furniture including a roll-top freestanding bath, a sink set into a shaker-style cupboard with a countertop, and a toilet.

#### SHOWER ROOM (2,3m x 1,5m = 3,4m<sup>2</sup>)

A handy downstairs shower room accessed from the games room with a shower...

## LOCAL TAXES

Taxe foncière: 1326 EUR

Taxe habitation: EUR

## NOTES