

Lovely family home in St Julien de Lampon with additional 2 bedrooms gite in Perigord Noir



INFORMATION

Town:	Saint-Julien-de-Lampon
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	1268 m2

IN BRIEF

St-Julien de Lampon is one of the best villages in the Dordogne area : it's lively all year round, there are great local shops, restaurant, school, the Dordogne beaches for swimming, and you're 20 min from Sarlat, Souillac and Gourdon. Perfect location.

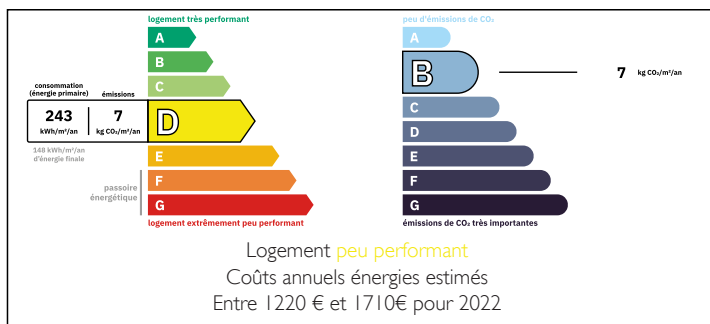
The house is just as nice with a large living room and well-equipped open kitchen; you have two large bedrooms with fitted closets, a dressing room and an office/guest room (with independant entrance if needed), a large shower room.

Downstairs, an apartment with living room/kitchen and 2 bedrooms has been created, with its own entrance leading directly onto the garden: ideal for entertaining the family or for seasonal rental (a much sought-after village!)

A large garage, with laundry room, boiler room and a WATER WELL; a garden that runs around the



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.



DESCRIPTION

More details :

Perigord Noir

1930s house with garage comprising, on ground floor : garage, cellar, boiler/laundry room, well (closed but with permanent water supply); Independent apartment with bay windows overlooking garden and comprising living room with kitchen area, 2 bedrooms, shower room-WC

On 1st level, main accommodation comprising large living room with open-plan fitted kitchen, hallway, 2 bedrooms, bathroom/shower room/WC, storage room, office (also with independent access); beautiful pergola with BBQ, garden; walking access to village !

LOCAL TAXES

Taxe foncière: 1360 EUR

Taxe habitation: EUR

SURFACES (approximate)

Ground floor :

- Garage, boiler room, cellars: 50 m2
- Gite - apartment (42 m2)
- Living room/ kitchen: 19 m2
- Bedroom 1: 8.90 m2
- Sdd-WC: 4.30 m2
- bedroom 2: 9.50 m2
- hallway

Main house (level 1) (approx. 100 m2)

- Living room with wood-burning stove: 27 m2
- Open-plan kitchen: 14 m2
- Hallway
- Storeroom / dressing room: 4 m2
- Bedroom 1 (fitted closets): 15.50 m2
- Bathroom / WC: 12.50 m2
- Bedroom 2 (fitted closets): 16 m2
- Study / Guest room: 7.50 m2

TECHNICAL SPECIFICATIONS & COMFORT

- Central heating PAC air/eau main house installed in 2022
- Hot water via central heating
- Wood stove

NOTES