

Lovely 18th C. house/barn conversion with many period features in the Dordogne Valley.

EXCLUSIVE



## INFORMATION

Town:	Saint-Chamassy
Department:	Dordogne
Bed:	0
Bath:	1
Floor:	60 m <sup>2</sup>
Plot Size:	2500 m <sup>2</sup>

## IN BRIEF

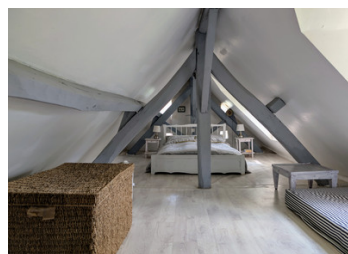
Used by the owners as a cherished second home since the late 1970s, this 18th century farmhouse and attached barn has been renovated while keeping many original and period features. In 2012, the owners added a tower which has 3 levels – from the outside, a storage room and from the inside, a dressing area and an observation platform to capture the night sky. Situated on a quiet lane that leads to country walks (including truffle areas), the property benefits from a south facing aspect and an attached garden. On the ground floor, there is a living room (appr. 25 m<sup>2</sup>) with a large open and original fireplace. This room leads to the open-plan kitchen and dining area. There is also a shower room with a basin and WC. Upstairs, there is a mezzanine used for sleeping;...

## 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

With a few exceptions, the property price includes the furniture.

Trees in the garden:

Oak, Chestnut, Fig (1), Cherry (2), Plum (1), Blue fir (1), Apple (2), and Olive (1).

Fixed BBQ.

Septic tank. No heating system other than the open fireplace.

The main roof was re-done in 2012 (stripped, new rafters where necessary, timber treated, multi-foil insulation and selected original tiles re-fitted).

The tower (2012) - new treated timbers, lath and foil insulation and tiles.

Near St. Chamassy and shopping/markets/restaurants in Le Bugue and Le Buisson de Cadouin.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES