

Lovely stone property in quiet hamlet near Mareuil, 3 bedrooms and 2000m2 of land



## INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	2057 m2

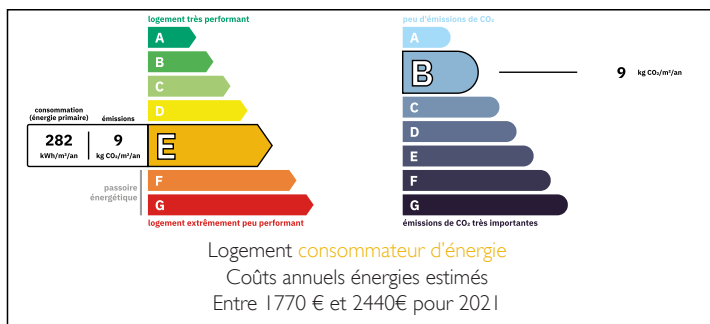


## IN BRIEF

This is an attractive, stone house with a generous attached garden and 2000m2 of land in total. It is double-glazed and has a heat pump and open fireplace. All the rooms are a comfortable size. It is situated at the edge of a quiet hamlet, about 12km from Mareuil and Nontron, and about 20 minutes drive from beautiful Brantome.

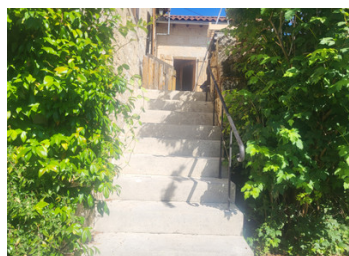
Ready to enjoy, this is a perfect permanent or holiday home.

## 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.



## LOCAL TAXES

**Taxe foncière:** 356 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

From the terrace, a door leads into the dining area (21.5m<sup>2</sup>) and kitchen (6.7m<sup>2</sup>). In the dining room, there is a fireplace that could be reopened. There is also a staircase down to the cellar (35.6m<sup>2</sup>), with an electrically operated cover, another staircase leading up to bedroom 1 (9.8m<sup>2</sup>) and bedroom 2 (7.6m<sup>2</sup>) and a door into the living room.

A second door from the terrace also leads into the spacious living room (26.6m<sup>2</sup>) with an attractive, stone fireplace. Here there is a staircase to bedroom 3 (6.6m<sup>2</sup>).

The three bedrooms have a lot more accessible space than that allowed for the purposes of these measurements. They all have attractive beams and lots of character.

The terrace faces a generously proportioned garden which is not overlooked and is suitable for installing a pool.

Across a small, grass-covered lane, there is a plot of land suitable for recreation or grazing animals.

The property benefits from a heat pump and double-glazed windows.

This property is ideally located on the edge of a quiet hamlet, a short drive from Mareuil (about 10 minutes), Nontron (about 10 minutes) and Brantome (about 20 minutes).

It is about 40 minutes by car to the train station in Périgueux and about 50 minutes by car to the train station in Angoulême (where you will find fast trains to Paris).

Bergerac airport is 1.5 hours drive and Bordeaux airport is about 2 hours drive.