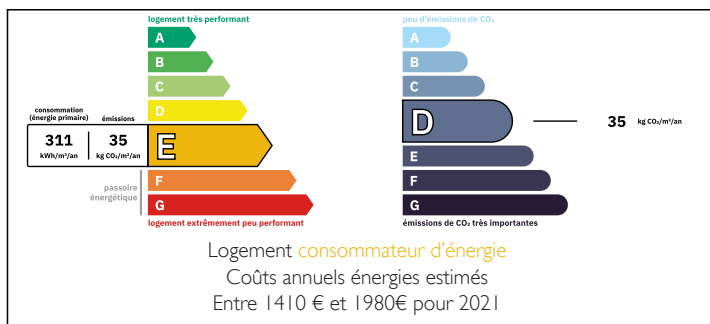


'Chocolate box' stone cottage with 2 beds, park style garden + cabin. Peaceful hamlet, 10 mins to village.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	3587 m2

IN BRIEF

This charming 2 to 3-bedroom home, featuring authentic exposed stone walls and original wooden beams, is nestled in a small, well-maintained rural hamlet, offering a peaceful and idyllic lifestyle.

Just a short 10-minute drive away is the picturesque, tourist-friendly village of Jumilhac-Le-Grand, which boasts essential amenities including a bakery, a village shop, several bars, a restaurant, and a chemist. For more extensive shopping and services, the larger towns of Saint-Yrieix-la-Perche and Thiviers are both within a convenient 20-minute drive. Here, you will find a wide range of shops, large supermarkets, banks, and a train station (Thiviers) providing good connections to regional cities.

Surrounded by beautiful countryside, this property offers access to numerous nature trails and scenic riverside walks, perfect for those who enjoy outdoor activities and tranquil living. It is an ideal retreat for

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

This lovely home will be sold completely furnished with all garden equipment including the ride-on lawnmower.

There double glazed windows and doors throughout, oil central heating and a wood-burner in the living room. The main bedroom has a terraced balcony with sun canopy.

To the garden side aspect there is a large covered terrace, a fenced private garden and a land park style with a cabin of approximately 20m² and various fruit trees and mature shrubs.

HOUSE 87m²

GROUND FLOOR

Entrance into:-

Large living room - 27,43m² (stone floor, exposed stone walls and beams and wood-burner on raised hearth, front aspect, staircase to 1st floor).

Dining room - 11,56m² (dual aspect with French doors leading to the large covered terrace, ideal for barbeques and outdoor dining).

Study/bedroom 3 - 6,74m² (rear aspect, laminate flooring)

Kitchen - 15m² (fully fitted units, breakfast bar, door to back garden, dual aspect windows)

LOCAL TAXES

Taxe foncière: 560 EUR

Taxe habitation: EUR

NOTES

FIRST FLOOR

Landing 2,75m²

Bedroom 1 - 15m² of which 13m² habitable has at least 1.8m headroom with exposed beams and French doors leading to private balcony/terrace

Bedroom 2 - 9m² of which 6m² has at least 1.8m headroom (front aspect, dormer window)

Bathroom with dormer window, W/C, hand basin and bath with shower head

EXTERIOR:

Attached to the rear of the house is the boiler room for the oil-fired central heating.

Covered terrace