

A 5-bedroom property neatly restored with several outbuildings at the edge of an ancient hamlet



## INFORMATION

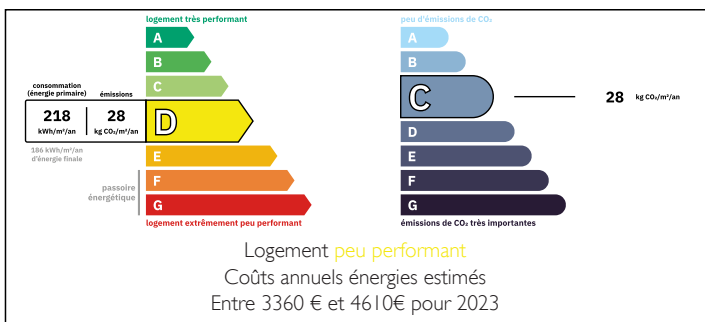
Town:	Saint-Médard-d'Excideuil
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	179 m2
Plot Size:	5083 m2



## IN BRIEF

A very comfortable 'family' property, neatly renovated with natural materials and up to date sanitary utilities, 5 bedrooms including one on the ground floor with an ensuite washroom, 2 spacious reception rooms, one particularly large with exposed beams. The property is supported by an array of attractive outbuildings with covered seating areas, a garage, large hanger and workshops. The property has approximately 1 ¼ acres of garden on a hillside with mature trees and pretty views

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

House

Ground floor

Utility room with w/c 4 m<sup>2</sup>

Kitchen 13,5 m<sup>2</sup>

Dining room 14 m<sup>2</sup>

Veranda 8,5 m<sup>2</sup>

1st sitting room with wood burner 23 m<sup>2</sup>

1st bedroom 9 m<sup>2</sup>

Ensuite washroom with shower, washbasin and w/c 3 m<sup>2</sup>

2nd (large) Sitting room with French doors 50 m<sup>2</sup>

1st floor

2nd bedroom with balcony overlooking the hamlet and valley beyond 15 m<sup>2</sup>

3rd bedroom 9,5 m<sup>2</sup>

Washroom with double washbasin, shower 7 m<sup>2</sup>

W/c 2 m<sup>2</sup>

4th bedroom 14 m<sup>2</sup>

5th bedroom 19 m<sup>2</sup>

Basement

Cellar 12 m<sup>2</sup>

Outside

1st barn

Ground floor 50 m<sup>2</sup>

1st floor 50 m<sup>2</sup>

Hanger 100 m<sup>2</sup>

2nd barn with garage space for 4 cars 71 m<sup>2</sup>

Workshop 20 m<sup>2</sup>

Wood storage

Garden/land 5,083 m<sup>2</sup>

Amenities

Local shops 7 minutes by car

Local supermarket 8 minutes

Nearest SNCF train station (Thiviers) 25 minutes

Nearest airport (Brive) 54 minutes

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Information about risks to which this property is