

Charming detached 4 bed village House with tower, Barn (old forge) & enclosed, well-planted garden - Dordogne.



INFORMATION

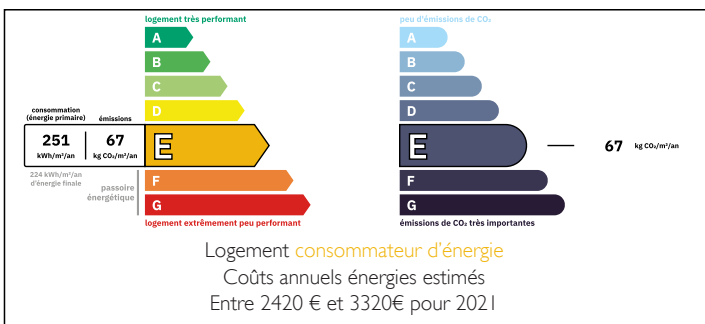
Town:	Sarrazac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	126 m2
Plot Size:	2812 m2

IN BRIEF

Charming detached village property full of character with detached Barn, located in the heart of a traditional rural community in the Dordogne. Just 10 minutes from the popular tourist village of Jumilhac-Le-Grand, known for its fairytale château, and 12 minutes from the lively market town of Thiviers, which offers all amenities, weekly markets, restaurants, and a train station with connections to Limoges and Périgueux. The property includes a unique tower with terrace, 4 bedrooms, and a spacious enclosed garden with fruit trees and a chicken house and pen. There's also a large detached stone Barn (the old forge), ideal as a workshop/garage or potential rental.

Surrounded by rolling countryside, rivers, forests, and scenic walking routes, the location offers peace and space while being close to services and tourist destinations. Perfect for a permanent home, holiday getaway, or lifestyle...

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

Formerly the village shop, the home showcases a distinctive tower feature with its own private terrace balcony. The property blends original character – including exposed natural wood features – with modern, in-keeping updates for comfortable living.

At the heart of the home is an inviting open-plan living area with a chimney and wood-burning stove, offering a warm, sociable space with good flow throughout. The kitchen is equipped with base units, oven and hob, extractor and dishwasher. There are four bedrooms – two on the ground floor – and a family bathroom. The home benefits from double-glazed windows and doors, oil-fired central heating with old school style radiators, and is connected to mains drainage. The attic room on the first floor offers further potential and has the most amazing beam features!

To the left of the entrance hall, you'll find the room that was once the village shop. This space fits in well with the main house and offers excellent potential for further development. An additional room is attached to this space, providing further options for a home office, or creative studio.

Below the living area is a basement housing a cellar, boiler room, and a versatile room that would be ideal as a summer kitchen or utility area.

Outside, the property enjoys an enclosed mature garden with fruit trees, established ornamental trees, and a chicken house with pen – ideal for anyone looking to embrace a more rural or self-sufficient lifestyle. A field extends to...

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES