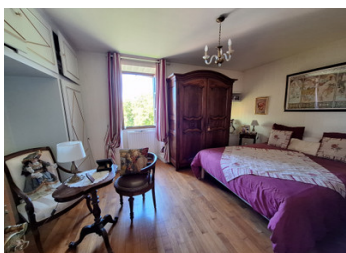


## Character house (former presbytery)



## INFORMATION

Town:	Jayac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	152 m <sup>2</sup>
Plot Size:	1411 m <sup>2</sup>

## IN BRIEF

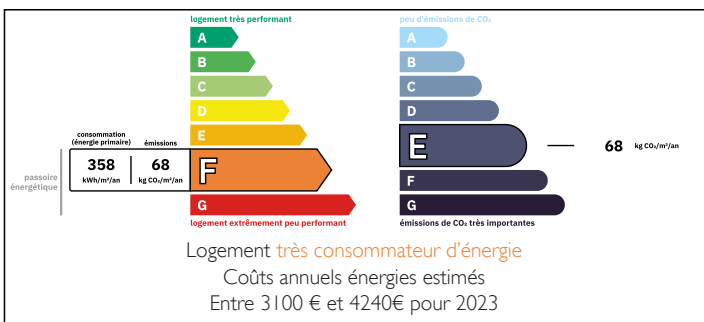
This former 12th-century presbytery, located less than 20 minutes north of Sarlat, boasts a unique character with its 80-metre stone walls and slate roof. On the ground floor: a lovely living room, a 35m<sup>2</sup> dining room with its inglenook fireplace, a hallway with cupboards, a separate 14m<sup>2</sup> kitchen, a 4.5m<sup>2</sup> bathroom, a toilet with a washbasin, and two beautiful bedrooms of 10m<sup>2</sup> and 14m<sup>2</sup> each.

Upstairs, a large room of approximately 50m<sup>2</sup> serves as a bedroom and also an office. A beautiful shower room with toilet and unfinished attic space completes this level. In the basement (accessed from the kitchen or from the street with a 25m<sup>2</sup> outdoor garage) are two rooms with dirt floors of approximately 120m<sup>2</sup>.

The south-facing garden offers a beautiful terrace, with access to an office and several rooms for storage or other purposes.

A second building...

## 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

This former 12th-century presbytery, located less than 20 minutes north of Sarlat, boasts a unique character with its 80-metre stone walls and slate roof. On the ground floor: a lovely living room, a dining room with a 35m<sup>2</sup> fireplace, a hallway with cupboards, a separate 14m<sup>2</sup> kitchen, a 4.5m<sup>2</sup> bathroom, a toilet with a washbasin, and two beautiful bedrooms of 10m<sup>2</sup> and 14m<sup>2</sup> each.

Upstairs, a large room of approximately 50m<sup>2</sup> serves as a bedroom and also an office. A beautiful shower room with toilet and unfinished attic space completes this level. In the basement (accessed from the kitchen or the street) are two beautiful rooms with a boiler, an oil tank, and a hot water tank of approximately 120m<sup>2</sup>.

The south-facing garden offers a beautiful terrace, with access to an office and several rooms for storage or other purposes.

A second building (formerly the town hall) has been renovated and offers two levels of 30m<sup>2</sup> each, ensuring the house is not overlooked. Finally, on the street side, a 25m<sup>2</sup> garage and an entrance provide further access.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES