

2 bed, 2 bath, Dordogne-Charente border home with 2 bed guest house, barn, gardens and superb covered terrace.



## INFORMATION

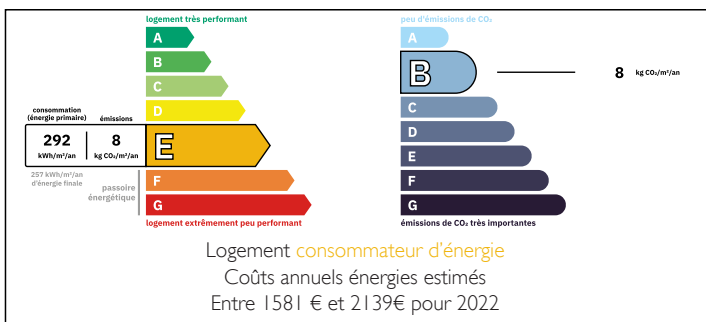
Town:	Parcou-Chenaud
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	115 m2
Plot Size:	1300 m2

## IN BRIEF

Tucked away in a peaceful hamlet on the Dordogne–Charente border, and set well back from busy roads, this delightful property combines a comfortable main residence, a charming two-bedroom guest house and useful outbuildings — all set in a beautiful enclosed garden.



## 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:	784 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The single-storey main house offers:

### ENTRANCE HALL (10m<sup>2</sup>)

Featuring natural stone walls and a staircase to the attic. The kitchen lies to the right, with the sitting room and bedrooms to the left.

### LARGE FITTED KITCHEN (33m<sup>2</sup>)

Well-equipped with extensive fitted units, gas hob, new oven and extractor fan. An attractive fireplace with wood-burning stove and many original features add warmth and character.

### SPACIOUS SITTING ROOM (35m<sup>2</sup>)

A generous reception room with natural stone walls, insulated exterior wall and a handsome chimney housing a wood-burning stove.

### BEDROOM 1 (14m<sup>2</sup>) with EN-SUITE SHOWER ROOM (4m<sup>2</sup>)

Bright double bedroom with private shower, basin unit, W.C. and heated towel rail.

### BEDROOM 2 (12m<sup>2</sup>)

Comfortable and versatile, ideal as a guest bedroom or office.

### SHOWER ROOM (4m<sup>2</sup>)

Modern fittings with shower, basin unit, W.C. and heated towel rail.

### HALL (10m<sup>2</sup>)

### CONVERTIBLE ATTIC SPACE

Accessible from the entrance hall staircase and divided into three sections, each with good height. With planning permission, this could provide additional bedrooms, a hobby room or generous storage.

The independent guest house provides:

### KITCHEN/DINING ROOM

### SITTING ROOM

### DOUBLE BEDROOM

### SINGLE BEDROOM

### SHOWER ROOM with W.C.

Outbuildings include a substantial barn with recent