

Countryside residential stone-build farmhouse, attached a one level apartment, garage, grange, stables.



INFORMATION

Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	215 m2
Plot Size:	20667 m2



IN BRIEF

* A charming traditional farmhouse with livingroom, dining, kitchen.

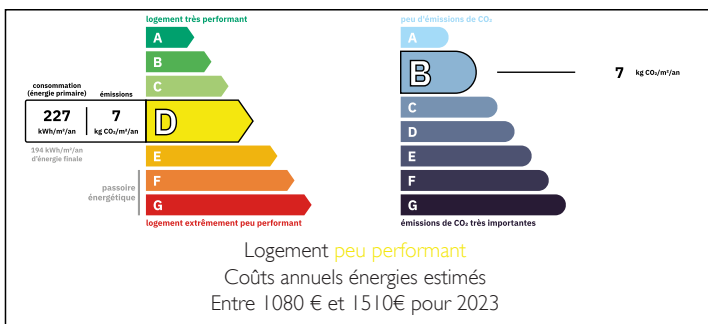
A cosy woodburner creates the comfort. Upstairs two spacious bedrooms and a bathroom.

* A modern apartment with fully equipped kitchen, living room, dining. Three bedrooms and a bathroom. Large balcony. Splendid free views.

* Large grange, mezzanine that can be developed in further accommodation if desired, garage, laundry room, stable for horses and more storage rooms.

* An extensive outside space of 2 hectare to enjoy the peaceful and tranquility of the countryside, enjoy gardening, green fields and meadows for horses or other animals.

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

Nestled in a peaceful hamlet just a few minutes from the popular village of St Jory de Chalais, this charming property offers an exceptional living environment—ideal as a family home or, if desired, for use as a vacation rental.

The estate includes a spacious and bright house with a living room, fully equipped kitchen, three bedrooms, and a bathroom. This house features a balcony along the entire length of the property, offering breathtaking views of the lush, green countryside. Set on a magnificent two-hectare plot, fenced and wooded, amidst the green hills of the Périgord Vert, the property offers privacy, tranquility, and space to enjoy the French countryside. The second house has been successfully operated as a guesthouse. This is a rare opportunity to acquire a home and a source of income in a truly idyllic setting. You enter the guesthouse through the front door, which leads to a comfortable kitchen/living/dining area full of character. On the first floor are two spacious double bedrooms and a shower room.

At the end of a quiet country lane, you will find this magnificent property, fenced with electric gate, the two houses, the barn with upperfloor to develop further, two horse stables, a garage, a boiler room and a laundry room. There are two wells in the yard.

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

LOCAL TAXES

Taxe foncière: 792 EUR

Taxe habitation: EUR

NOTES