

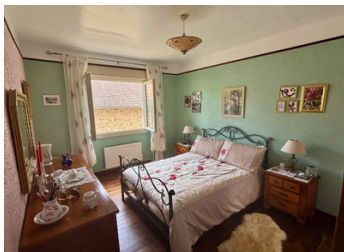
Charming 4 bedroom 2 bathroom rural retreat with double height extension 15 minutes from St Yrieix la Perche.

EXCLUSIVE



## INFORMATION

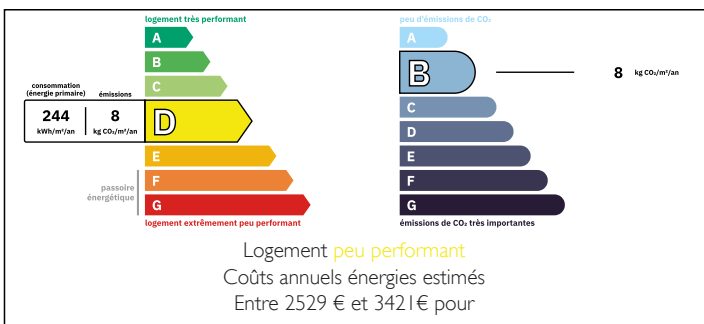
Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	164 m <sup>2</sup>
Plot Size:	2200 m <sup>2</sup>



## IN BRIEF

Nestled in the heart of a quiet, picturesque hamlet in rural France, this exceptional 4-bedroom, 2-bathroom stone property perfectly blends rustic charm with comfortable modern living. Rich in character — from its exposed beams and stone walls to its original bread oven — the home has been thoughtfully extended to include a spectacular 53m<sup>2</sup> double-height barn conversion, creating generous, light-filled living spaces that feel truly unique. Set within beautifully maintained gardens of 2,200m<sup>2</sup>, with far-reaching countryside views from nearly every aspect, this is a rare opportunity to acquire an outstanding rural retreat.

## 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

### Arrival & First Impressions

A spacious gravelled driveway, with parking for three or four vehicles, leads you to the front terrace where a charming stone-built bread oven sets the tone for the character and craftsmanship that defines this home. The setting is immediately peaceful — surrounded by open countryside, yet within a well-kept hamlet that feels both welcoming and private.

### Ground Floor — Kitchen, Dining & The Barn Conversion

You enter into a generous open-plan kitchen and dining space (28m<sup>2</sup>), where tiled floors and a beautifully crafted stone and brick fireplace with wood-burning stove create a warm and inviting atmosphere. A range of solid wooden units completes the kitchen area, blending practicality with rustic style.

From the dining area, a few steps lead you down into the showpiece of the property — a magnificent double-height barn conversion of 53m<sup>2</sup>. Flooded with natural light, this space is cleverly divided into two distinct living areas: a formal dining room, anchored by a second large wood-burning stove and with glazed patio doors opening to the front; and a relaxed sitting area with direct access to the south-facing stone terrace, sheltered by an elegant ironwork pergola — an ideal spot for outdoor dining and entertaining.

Above the sitting area, a mezzanine level (15m<sup>2</sup>), accessed by a staircase from the dining room, provides a wonderful elevated retreat with a large picture window perfectly framing the sweeping rural views beyond.

### Ground Floor — Bedroom & Shower Room

A door opposite the main entrance leads to an...

## LOCAL TAXES

Taxe foncière: 1 100 EUR

Taxe habitation: EUR

## NOTES