

Quiet residential house with various outbuildings, beautiful garden, and a bread oven



INFORMATION

Town:	Saint-Félix-de-Villadeix
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	175 m2
Plot Size:	1189 m2



IN BRIEF

Stone house with lots of space located in a charming hamlet with a private and flowered garden, quiet and without overlooking neighbors.

This authentic Périgord house is situated on a plot of about 1200m² (with the option to buy more if needed).

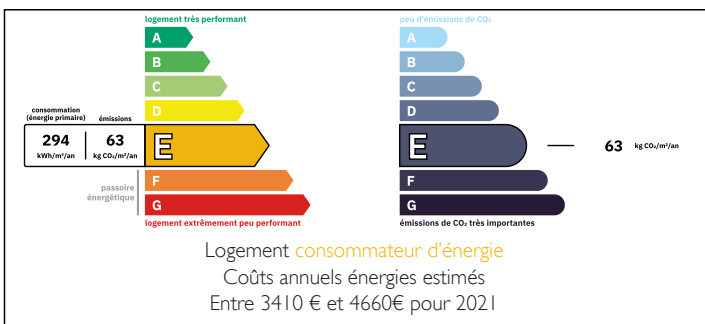
The barn has been converted into a spacious cathedral-style living room where many original details have been preserved.

Around and inside the house, there are several outbuildings, including a bread oven.

The house consists of two bedrooms, a large landing/bedroom, a kitchen, a laundry room, a boiler room, a garage/storage, a bathroom, and separate toilets.

A spacious attic could be converted into additional living space.

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

Stone house with lots of space located in a charming hamlet with a private and flowered garden, peaceful and without any overlooking neighbors.

This authentic Périgourdine house is set on a plot of about 1200m² (with the possibility of buying more if needed).

The barn has been converted into a spacious cathedral-style living room where many authentic details have been preserved.

Around and inside the house, there are several outbuildings, including a bread oven. The house consists of two bedrooms, a large landing/bedroom, a kitchen, a laundry room, a boiler room, a garage/storage, a bathroom, and separate toilets. A spacious attic could be converted into additional living space.

Ground floor:

living room with fireplace (approx. 76m²), storage room (approx. 38m²), WC, kitchen (approx. 25m²) with insert, two cellars (approx. 12m² and 20m²), bathroom (approx. 8m²) with shower, WC, and bidet.

Mezzanine:

two bedrooms (about 19 and 23 m²).

Upper floor: (bedroom about 22 m²).

Attic (about 25 m²)

Wood storage (about 32 m²) with a pizza oven.

Patio terraces (about 25 m²).

Central heating with oil and electric water heater.

Single glazing.

Septic tank.

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

NOTES