

Character Property with 2.5ha, Barns, Pool & Equestrian Potential Near Saint Jory de Chalais



INFORMATION

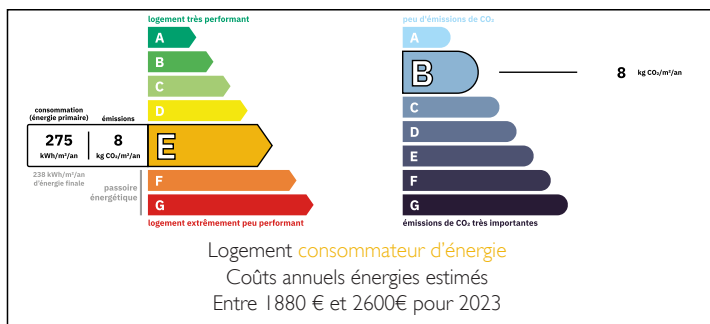
Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	25430 m2



IN BRIEF

Located just a short walk from the centre of Saint-Jory-de-Chalais, this charming character property offers an exceptional lifestyle with approximately 2.5 hectares of land, numerous outbuildings and stunning countryside views. The main house comprises a living room with wood-burning stove, spacious kitchen, large utility room, three bedrooms, two shower/bathroom areas and a superb oak-framed veranda overlooking the swimming pool. Features include double glazing, wood-fired central heating with underfloor heating, solar panels for hot water and a new insulated roof completed in 2020. The outbuildings include a 100 m² barn, former stables, bread oven and an old house requiring renovation, offering excellent potential for gîtes, equestrian use or a smallholding project. A rare opportunity combining village convenience, peace, privacy and endless possibilities.

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

Situated on the edge of the charming village of Saint-Jory-de-Chalais in the heart of the North Dordogne, this delightful country property enjoys an enviable location within easy walking distance of the village centre, whilst benefiting from stunning, uninterrupted countryside views to the rear. With a bakery and restaurant just a short stroll away, it offers the perfect balance of convenience and rural tranquillity.

Accessed through a large entrance gate, the property opens into a spacious courtyard with ample private parking. The main house stands directly ahead, attached to an impressive stone barn, while opposite is an old farmhouse awaiting complete renovation, offering exciting potential for future development.

The front door opens into a welcoming living room (31 m²), complete with a feature fireplace housing a wood-burning stove and beautiful views across the rear garden. To one side is the spacious kitchen (17.1 m²), which comfortably accommodates a family dining table. On the opposite side of the living room is a generous utility room (16 m²) incorporating a WC. Although currently used as a practical boot room and laundry area, this space offers flexibility for a variety of uses.

Stretching across the rear of the house is a magnificent oak-framed veranda overlooking the swimming pool and gardens beyond. This wonderful outdoor living space is ideal for entertaining, relaxing with family and friends, or simply enjoying the peaceful surroundings and view.

Upstairs, the first floor offers two generous double bedrooms, each measuring approximately 18 m², together with a family bathroom...

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