

Character village house with double garage, detached barn and generous garden. Peaceful village - Dordogne



INFORMATION

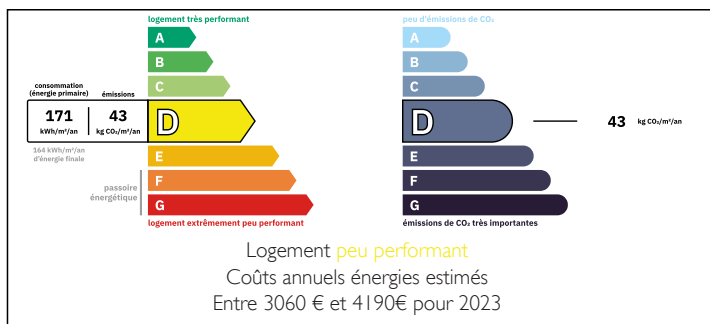
Town:	Sarrazac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	761 m2



IN BRIEF

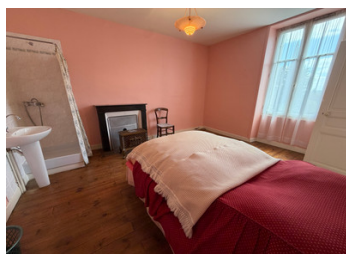
Situated in the heart of the village, this charming character home with 4/5 bedrooms has remained in the same family for over 100 years. Full of original features, it boasts an elegant wooden staircase, beautiful timber floors, and attractive fireplaces that reflect its rich history. The spacious, light-filled rooms create a warm and welcoming atmosphere throughout. A part of the ground floor could be used as an annexe with its own private entrance, it offers excellent potential for extended family and guest accommodation. The property also benefits from an adjoining double garage and a detached barn set within the garden, complete with separate vehicle access. A fresh baguette and pastry vending machine is conveniently located in the village, while the popular village of Jumilhac-le-Grand and the bustling market town of Thiviers, with its full range of shops, services,...

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

This property benefits from gas central heating throughout and three chimneys, mains drainage and a connection to fibre internet.

HOUSE 146m²

GROUND FLOOR:

ENTRANCE with staircase to first floor and hallway to rear access

LIVING ROOM/ KITCHEN 29,15m² open-plan, dual aspect, fireplace, range of base units.

UTILITY ROOM 10,65m² with sink and gas boiler, door through to garage

REAR ENTRANCE to garden

SEPARATE WC

Could use as a separate guest area:-

BEDROOM 11,78m² double doors to front aspect, wood floor.

KITCHEN 12,10m² sink, rear aspect, tiled floor.

BATHROOM 2,24m² bath, hand basin.

SEPERATE WC 1,19m²

FIRST FLOOR:

LANDING dual aspect, wood floor.

BEDROOM 2 - 15,43m² rear aspect, wood floor.

BEDROOM 3 - 15,90m² rear aspect, wood floor, fireplace.

BEDROOM 4 - 16,32m² front aspect, wood floor, corner shower and hand basin, fireplace with wood burner.

BEDROOM 5 - 17,31m² wood floor, front aspect.

BATHROOM with WC, bath and bidet, rear aspect.

SECOND FLOOR:

Enclosed staircase to loft area (potential for further habitable space if required)

EXTERIOR:

ADJOINING GARAGE 33,78m² for two vehicles and rear aspect room 21,5m² with first floor. Good roof.

DETACHED BARN 72m² with separate vehicle

LOCAL TAXES

Taxe foncière: 924 EUR

NOTES