

A charming 3-bedroom hamlet house with outbuildings, a garden at the front and a courtyard behind



## INFORMATION

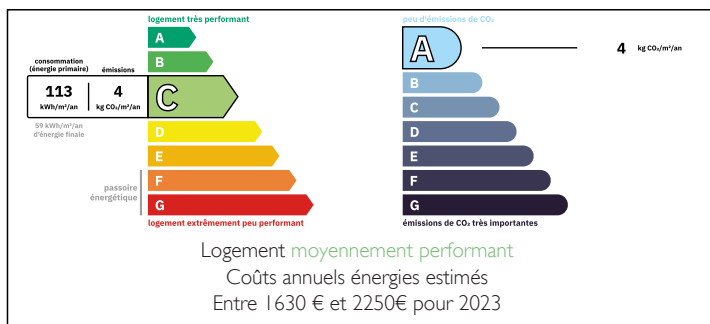
|             |          |
|-------------|----------|
| Town:       | Vaunac   |
| Department: | Dordogne |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 156 m2   |
| Plot Size:  | 3285 m2  |

## IN BRIEF

A pretty property which in part is extremely old, neatly restored with a large open-plan living room. The house looks out across a rural landscape beyond its front gate, and a secluded courtyard bordered an ancient outbuilding/barn behind. This outbuilding was evidently part of a much older larger property with its enormous late renaissance fireplace and mullioned entrance. Therefore, there is scope for authentic interior restoration here and therefore an exciting project for the next owner. Orchard across the lane.



## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

### Ground floor

Kitchen 23 m<sup>2</sup>

Breakfast parlor (currently office) 21 m<sup>2</sup>

Open plan sitting/dining room 71 m<sup>2</sup>

Utility room (evacuation in place for potential downstairs washroom) 16 m<sup>2</sup>

### 1st floor

1st bedroom (with small balcony) 12 m<sup>2</sup>

Washroom with shower, double washbasin and w/c 7 m<sup>2</sup>

2nd bedroom (with small balcony) 13 m<sup>2</sup>

3rd bedroom (currently a dressing room) 9 m<sup>2</sup>

### Outside

Courtyard with above ground swimming pool

Outbuilding, rear courtyard facing the house (former ancient dwelling) :-

Room with large renaissance fireplace 25 m<sup>2</sup>

2nd room 22 m<sup>2</sup>

Barn area (attached to the above building, reroofed) 44 m<sup>2</sup>

Open air covered BBQ area and summer kitchen

Further outbuildings on the front entrance side :-

Boiler room 11 m<sup>2</sup>

Cellar 5 m<sup>2</sup>

Garage and workshop 36 m<sup>2</sup>

Further small storerooms

Covered eating area outside large sitting room

Garden and land

### Amenities

Local shops 4 minutes by car

Local supermarket 9 minutes by car

Nearest SNCF train station 10 minutes by car

Nearest airport (Limoges) 1 hour by car

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Information about risks to which this property is

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