

## Charming 5-Bed Stone Property with Enclosed Courtyard, Barn, Garden & Paddocks Near Brantôme, Dordogne

EXCLUSIVE



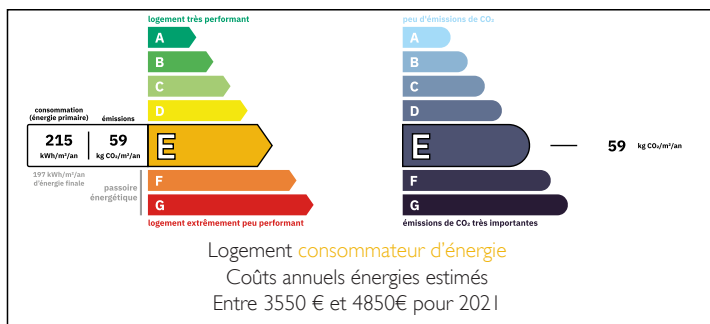
## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Paussac-et-Saint-Vivien |
| Department: | Dordogne                |
| Bed:        | 5                       |
| Bath:       | 1                       |
| Floor:      | 134 m2                  |
| Plot Size:  | 13805 m2                |

## IN BRIEF

Charming stone property situated in a peaceful hamlet near Paussac-et-Saint-Vivien. The house offers spacious accommodation, including a kitchen/dining room, bathroom, ground-floor bedroom, generous 31.6m<sup>2</sup> lounge and four further bedrooms upstairs. Outside, there is a substantial barn/garage, a beautiful enclosed courtyard created within the walls of an old barn, a large garden and two paddocks, offering plenty of possibilities. The property has oil-fired central heating and is connected to mains water and electricity. The fosse septique requires upgrading. A character property with excellent potential, set in a sought-after rural location close to Brantôme.

## 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 attractive stone property is situated in a peaceful hamlet near Paussac-et-Saint-Vivien and offers plenty of character, spacious accommodation and excellent potential.

The property is entered directly into the 29m<sup>2</sup> kitchen/dining room, which features a range of fitted units and double doors opening onto the front of the property. Also on the ground floor is an 8.6m<sup>2</sup> bathroom with bath and shower over, washbasin and a separate WC.

There is a 9.9m<sup>2</sup> ground-floor bedroom, a large storage room with plumbing for a washing machine and, adjoining the kitchen, a further useful storage/boiler room housing the oil-fired boiler and fuel tank.

Upstairs, there is a generous 31.6m<sup>2</sup> lounge with an attractive ornamental fireplace, together with four further bedrooms (18m<sup>2</sup>, two of 9m<sup>2</sup> and 10.5m<sup>2</sup>). One of the bedrooms benefits from an external stone staircase providing direct access back down to the front of the property.

In front of the house is a substantial barn/garage, offering useful additional storage.

One of the property's most attractive features is the beautiful enclosed courtyard, created within the walls of an old barn, with the original roof removed. This provides a lovely private outdoor space full of character and could be used for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

The property is heated by oil-fired central heating and is connected to mains water and electricity. There is also a fosse septique, which will require upgrading to meet current regulations.

To the rear of the property is a large garden, together with two paddocks, offering...

## NOTES