

Exceptional village property, renovated to a high standard, 5 bed, 3 bath, B&B or gîte potential



INFORMATION

Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	262 m2
Plot Size:	1685 m2

IN BRIEF

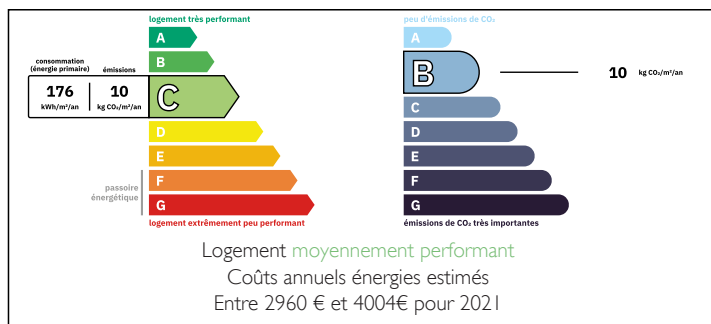
A beautiful village property situated in a small Dordogne village, and less than 10km to the market town of Thiviers, which benefits from a train station and all the commerces and amenities that you need on a day to day basis, including a popular weekly market.

The property has been renovated to a very high standard, using quality materials, whilst maintaining lots of original features. It currently offers over 260m² of living space with flexible options as to how this is used, with three independent accesses. There is potential to easily add a further 100m² plus of living space should you wish to, making it an ideal property for a B&B business.

Fibre optic internet is available in the village.

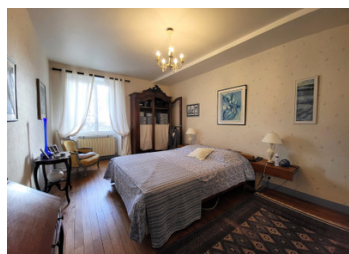


ENERGY - DPE



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

GROUND FLOOR

The main entrance leads directly into the dining area. Tiled floors throughout the ground floor.

Dining room (24m²), chimney with woodburning stove, stairs to first floor.

Kitchen (11m²), good range of oak units and appliances, including inbuilt oven, gas hob, extractor fan and fridge.

Lounge (37m²), converted from a former barn the room provides a spacious room, built-in cupboard, glazed doors leading out onto the covered terrace.

Shower room (6m²), shower, washbasin and WC.

Also on the ground floor, but reached via an independent access:

Craft room / occasional bedroom (31m²), tiled floor, glazed doors to the front. Spiral stairs to the first floor.

Boiler room (6m²), cupboards, plumbing for washing machine. Would make an ideal kitchenette if this part of the house and the above floor were to be used as an independent unit.

FIRST FLOOR

Bedroom 1 (19m²), wooden floor.

Shower room (4m²), shower, washbasin, WC.

Bedroom 2 (14m²), currently used as an office area, leads onto another bedroom / salon. Could be divided into a smaller bedroom and corridor.

Bedroom 3 (18m²), also used as a salon.

Shower room (5m²), shower, washbasin. Separate

NOTES