LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A22494LNH24 Price: 195 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (182 243 EUR without fees)

**Beautifully presented 4-bed, 1 bed & 1 bath on ground floor, near village centre, sunny private garden.**

EXCLUSIVE

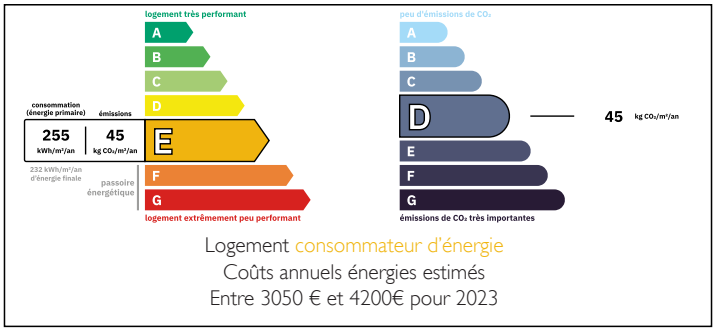
## INFORMATION

| | |
|---|---|
| Town: | Jumilhac-le-Grand |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 123 m2 |
| Plot Size: | 436 m2 |

## IN BRIEF

This charming sous-sol property in Jumilhac-le-Grand has so much to offer and is within walking distance to many amenities. The interior is beautifully appointed and decorated, with generous living space including a bedroom and a bathroom on the ground floor. Therefore, this property is an ideal option for those seeking single-storey living. Upstairs, 3 double bedrooms and a spacious shower room complete the accommodation. The principal bedroom also has an attached dressing room, the ideal walk-in wardrobe, or potentially an en-suite. The large lounge-dining room is a wonderful family space, stretching the full depth of the property. In summer, welcome the outdoors in through double doors out to a sunny West-facing balcony-terrace at the rear of the house which looks out over the private garden. Steps lead down from the terrace into the garden. At garden level, one...

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3050 € et 4200€ pour 2023

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **861 EUR** |
| **Taxe habitation:** | **EUR** |

## NOTES

## DESCRIPTION

Located in the lovely village of Jumilhac-le-Grand, this super property has many amenities within walking distance. These include, a bar, a restaurant, a butcher's shop, a bakery, a grocery store, a pharmacy, and of course the splendid Chateau-de-Jumihac in the nearby central square. A drive of 10 mins brings you to the small town of La Coquille where you will also find a small supermarket, a train station, doctors, vets, a garden centre and a train station. A 15 minute drive in the opposite direction brings you to St-Yrieix-la-Perche where the vast majority of your daily needs will be met.

The property benefits from:
- Single floor living
- Oil-fired central heating
- Wood-burning stove
- Rear balcony/terrace
- Connected to Mains drainage
- Garage
- Private garden
- Close to amenities

KITCHEN (3m x 4,6m = 13,7m2)
This bright country-style kitchen has a patterned tile splashback, and contrasting fitted and moveable units in greys and navy blues. Wooden work surfaces and a ceramic sink complete the country look.

LOUNGE - DINING ROOM (31,3m2)
Clean white walls give a crisp contrast to the stone hearth with its wood burning stove and attractive parquet flooring. Double glass-panelled double doors lead out to the rear BALCONY (3,4m x 5,8m = 20m2) which overlooks the west-facing garden

GAMES ROOM / BEDROOM 4 (3,1m x 4m = 12,4m2)
Currently housing a pool table which may be available to purchase, this games room would also make a pleasant double bedroom looking over the garden at the rear of the house.