

Authentic 18th c. Périgourdine property: 2 houses, barn, terrace, workshop; Peaceful countryside - Dordogne



INFORMATION

Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	275 m2
Plot Size:	2110 m2



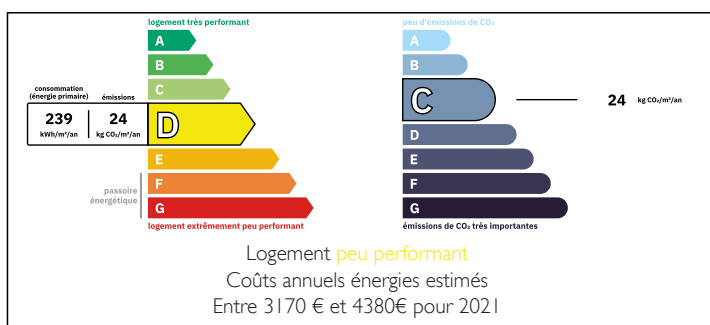
IN BRIEF

Authentic 18th century pretty Périgourdine property includes two detached houses with large barn, separate workshop and covered terrace.

These two Périgourdine house share the same courtyard and remain private from one another. One house has been magnificently renovated, respecting the authenticity of the property with exposed stone walls and beams and has a separate area which could be used for rentals. The other house still offers great potential and is in a good overall condition.

Situated in a peaceful countryside hamlet, just 5km to the local shop and bar. The market town of Thiviers with all amenities is 13km.

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.



LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

****AUTHENTIC 18th century PERIGOURDINES****

In a quiet hamlet in Saint Sulpice d'Excideuil, situated near two market towns, 15 minutes from Thiviers and 15 minutes from Excideuil. These two Périgourdine houses, one of approx. 185m2, the other of approx. 90m2, make an ideal countryside retreat with the added bonus of having somewhere for family and friends to stay or supplementing your income if you wish.

* => MAISON 1 (185m2 approx.) - completely renovated house (can be divided into 2 parts*

****The first part consists of :**

A magnificently renovated barn converted into a home comprising

On the ground floor

- an entrance hall opening onto a veranda
- a modern, spacious kitchen of approx. 27m2, fitted and equipped with a central island
- a large, warm living room of approx. 45m2, equipped with a wood-burning stove
- a bedroom of approx. 17m2 with dressing room
- a shower room with WC
- a laundry room

Attic above (accessible via trapdoor with retractable staircase)

1st Floor

- 2 bedrooms with exposed beams
- a landing (office)
- a bathroom with standalone bath, shower, WC and heated towel rail

Cellar/sanitary space under the living room

****The second part (communicating with the first, perfect as a gîte rental) :**

- Entrance into a living room with fitted and equipped kitchen (approx. 20m2)
- 1st floor mezzanine level; one bedroom with en-suite bathroom.

EXTERIOR