

A beautifully restored 3 bedroom farmhouse with ancient stone barns, pool and stunning hilltop views



INFORMATION

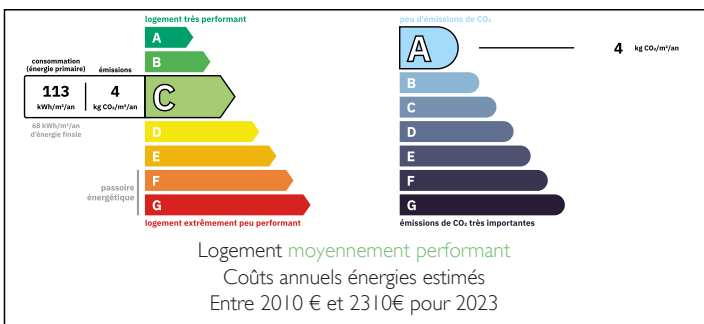
Town:	Boisseuilh
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	177 m2
Plot Size:	10597 m2



IN BRIEF

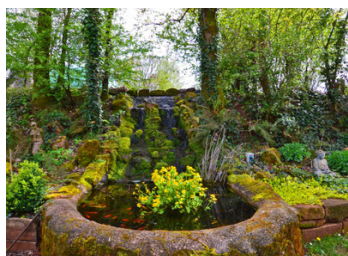
Well secluded and in a commanding position, this farmhouse has been beautifully renovated interiorly and has a charming array of ancient farm buildings around an open courtyard with neat lawns to one side and steps up to a fenced pool and a shaded sitting area. The house consists of a sitting room with a stone fireplace and French doors that open onto a terrace facing the evening sunsets in the west and there is a sunroom with a bar overlooking the courtyard. The kitchen has been refurbished with high quality tiling and fittings that have a neat country feel and the bathrooms are modern and well equipped to serve two ground floor bedrooms, and a large one upstairs with good head height under an impressive roof structure. This is perfect for those seeking a country home or retreat...

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.



DESCRIPTION

The house (double glazed throughout and has an economical heat/air conditioning pump system)

Ground floor

Large sitting room with stone fireplace, exposed ceiling beams, French doors, floor tiling (Travertin) 32,5 m²

Kitchen fully fitted with tiled floor (Travertin) 23 m²

Larder 3 m²

Utility room with back door access 9 m²

Large covered sunroom overlooking farm buildings and courtyard, bar and seating area 32 m²

1st bedroom with a view 14 m²

Washroom fully fitted and tiled with shower, washbasin and w/c 5 m²

2nd bedroom 14 m²

1st floor (hardwood flooring throughout)

3rd bedroom with exposed roof structure and 4 dormer windows 27 m² (38 m² floor area)

Ensuite bathroom with bath, washbasin and w/c 9,5 m²

Ensuite dressing room with fitted cupboards 8 m²

Outside (some of the farm buildings were already depicted on the cadastre Napoléon of 1811)

Large Stone barn consisting of the following :-

Workshop 40 m²

Dairy (serving as garden shed) 30 m²

1st Storage area 50 m²

2nd storage area 75 m²

Small barn with Hen house 12 m²

Ruined bread oven attached to a tiny one room cottage

Well 15 m depth with water pump

Small stone waterfall and stone fish basin

Swimming pool 10 x 5 (fenced) with covered seating area and pool house.

Fibre optic.

Amenities

Local supermarket 9 mins by car

Nearest SNCF train station 26 mins by car

LOCAL TAXES

Taxe foncière: 1258 EUR

Taxe habitation: EUR

NOTES