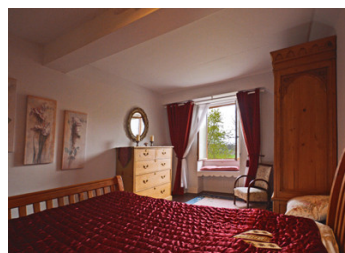
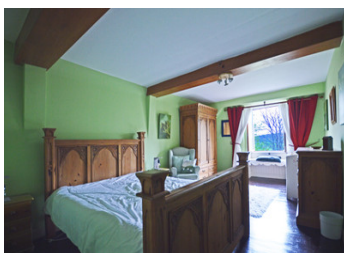


A large stone 7 bedroom village house with a pool, and breathtaking views across the valley. OFFERS INVITED !



## INFORMATION

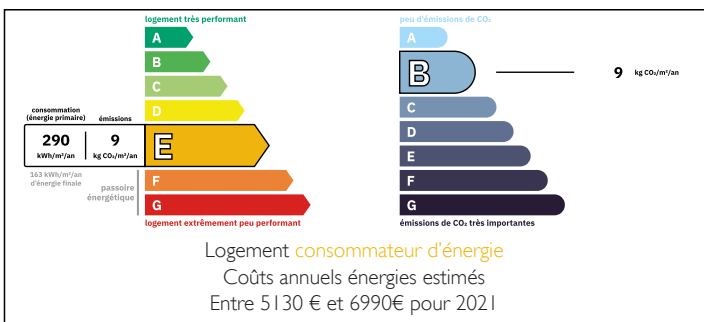
Town:	Coubjours
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	335 m2
Plot Size:	1324 m2



## IN BRIEF

This property is situated at the exit of a small, quaint hilltop village with a medieval church one side and the old stone lavoir the other. There is a small courtyard and eating area that overlooks a quiet country lane and a valley that falls away from it spectacularly in front of the house, and a raised terrace and pool area at the rear. The property includes a parcel of land the other side of the lane in front as well as an orchard and meadow higher on the hill behind that is buildable. The house has 3 kitchens and 2 sitting rooms as well as a suit on the top floor and many period features such as old floorboards, stone sinks and a stone vaulted cellar and a well! The house is perfect for a large family,...

## 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:	1942 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The house is roofed in the high quality rustic slate from the Correze and part a significant part of the building was already depicted on the old cadastre map of 1814.

### Ground floor

Entrance hall (from a small courtyard), tiled floor 6 m<sup>2</sup>

Kitchen with a vast stone fireplace and wood burner, tiled floor and fitments 22 m<sup>2</sup>

Large sitting room with dining area, library section, tiled floor, fireplace exits to the porch lobby and to rear summer kitchen 67 m<sup>2</sup>

Washroom completely tiled with shower washbasin WC and sauna 4 m<sup>2</sup>

### 1st floor

Landing with ancient floorboards 8 m<sup>2</sup>

1st bedroom with fireplace (disused) and window facing the valley 17 m<sup>2</sup>

2nd bedroom window facing the valley 20 m<sup>2</sup>

Bathroom with bath/shower, washbasin and WC 4 m<sup>2</sup>

1st floor sitting room with access to rear terrace and pool area, parquet floor, fireplace and eating area 46 m<sup>2</sup>

3rd bedroom with window facing the valley, old floorboards 17,5 m<sup>2</sup>

4th bedroom with window facing the valley, old floorboards 18,5 m<sup>2</sup>

5th bedroom, exposed beams with seating area and 2 windows and a washbasin 16 m<sup>2</sup>

Kitchen utility area combined and fully with old stone sink feature 7 m<sup>2</sup>

### 2nd floor

6th bedroom suite (large) with 2 windows facing the valley, parquet flooring, exposed roof structure and seating area 34 m<sup>2</sup>

Kitchen fully fitted, parquet flooring 22 m<sup>2</sup>

Bathroom with washbasin, bath and WC 11 m<sup>2</sup>

7th bedroom with window facing the terrace, parquet...