

UNDER OFFER - Spacious stone house in small hamlet, 4 bedrooms, swimming pool, beautiful view



INFORMATION

Town:	Simeyrols
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	2000 m2



IN BRIEF

Located in a small hamlet at the top of a hill, this former stone barn has been converted into a beautiful family home, with lot of charm and authenticity and nice features.



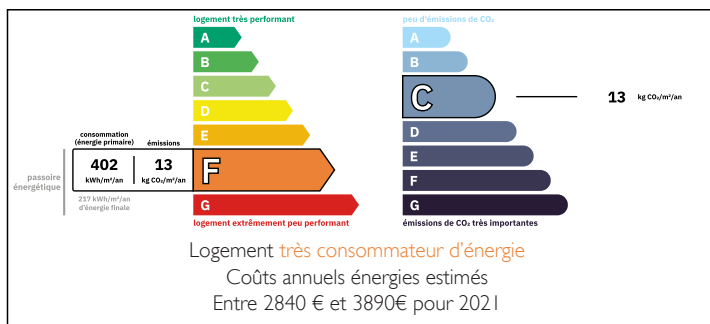
The house benefits from a large, functional kitchen featuring an old bread oven; it opens onto a large living/dining room, with numerous openings onto different aspects of the garden: swimming pool or more intimate garden, full of flowers depending on the time of day.



Single storey, you'll find a large bedroom with en-suite shower room and WC, and on the first floor, three large bedrooms with en-suite bathrooms.

The 2000 m2 grounds are sheltered from view, and offer a beautiful view on the hills. The swimming pool and its south-facing terrace are in perfect

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

IN DETAIL

In hamlet, stone dwelling renovated in 2004-2005 comprising fitted kitchen, old bread oven; living room with wood-burning stove, terrace, bedroom en suite on ground level; upstairs 3 bedrooms, WC and bathroom/shower. Swimming pool and lean-to, garden approx. 2000 m2.

(APPROXIMATE) ROOM SURFACE AREAS

Ground floor

- Kitchen: 14.50 m2
- Living room with wood-burning stove: 53 m2
- en suite bedroom: 22 m2

First floor:

- Hallway
- Bedroom 2: 22.00 m2
- Bedroom 3: 14.60 m2
- Bedroom 4: 17.15 m2
- WC
- Bathroom / shower: 10 m2

outside laundry shed: 8.50 m2

TECHNICAL

- septic tank compliant
- Fiber optics in hamlet
- Good insulation
- double glazing
- 14-kw wood-burning stove, convectors, hot water tank
- 10x5 pool: motor changed in 2020n filter changed in 2023, liner changed in 2021

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES