

A pretty 3 bedroom hilltop house with a meadow and woodland and a fantastic view!!

EXCLUSIVE



INFORMATION

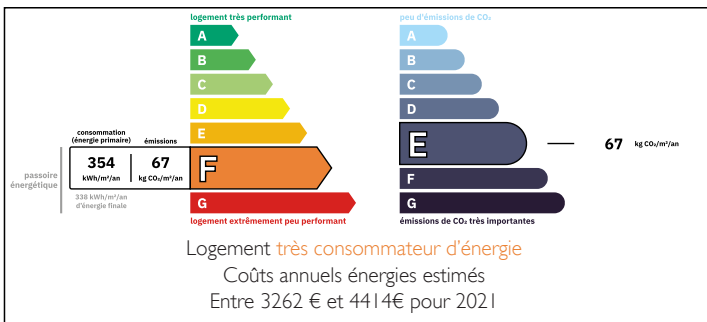
Town:	Villac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	25847 m2



IN BRIEF

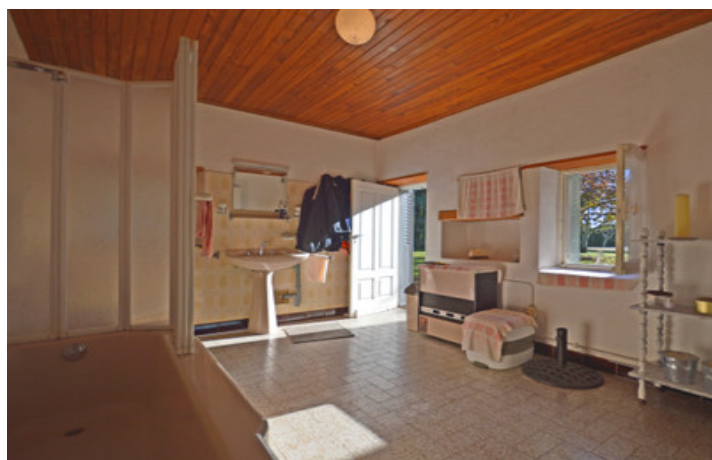
A former barn converted into a pretty house and garden in the 2nd half of the 20th century sits by a quiet country lane with next to no traffic and overlooks its own meadow which has a large stone well, and a spectacular view to the front and a large portion of its own woodland to the rear. Facing southwest, the landscape and garden literally enter through the windows illuminating the rooms with the colour of the seasons and the evening sunset. The interior although neat and clean, is a bit dated and perhaps according to taste, needs refreshing and this has been taken account in the asking price. Therefore, a rare find with easy potential.

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.



DESCRIPTION

The house is at the edge and at the highest point of a spread out hamlet of only five dwellings, therefore way out in the country yet without being totally isolated.

Ground Floor

A fitted kitchen area with a front door and window facing the view and a rear door to the garden behind, tiled floor and large openings to both sitting rooms either side 15,7 m²

1st sitting room (open to the kitchen) with carved stone fireplace and insert woodburner, tiled floor and large window overlooking the view 19 m²

2nd sitting room (open to the kitchen) with a large window facing the view and a tiled floor 17 m²

Large bathroom/washroom with access to the garden, a bath/shower washbasin and w/c 11 m²

1st floor

Landing corridor with built in cupboard space.

1st bedroom with dormer window facing the view 18 m²

2nd bedroom with two dormer windows facing the view 10 m²

Tiled washroom with shower, washbasin, w/c and window overlooking the garden

3rd bedroom with a gable French door opening onto a balcony, window facing the view 19 m²

Outside

Garage (attached to the house) 41 m²

Amenities

Local shop and café 6 minutes

Nearest supermarket 17 mins

Train station SNCF (Thenon) 27 minutes

Airport (Brive) 45 mins

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

LOCAL TAXES

Taxe foncière: 710 EUR

Taxe habitation: EUR

NOTES