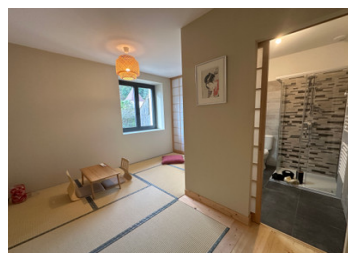


2 houses situated in a hamlet with shared courtyard, barns, and garages with 4273m<sup>2</sup> of land close to Brantome



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Lisle               |
| Department: | Dordogne            |
| Bed:        | 8                   |
| Bath:       | 7                   |
| Floor:      | 310 m <sup>2</sup>  |
| Plot Size:  | 4273 m <sup>2</sup> |

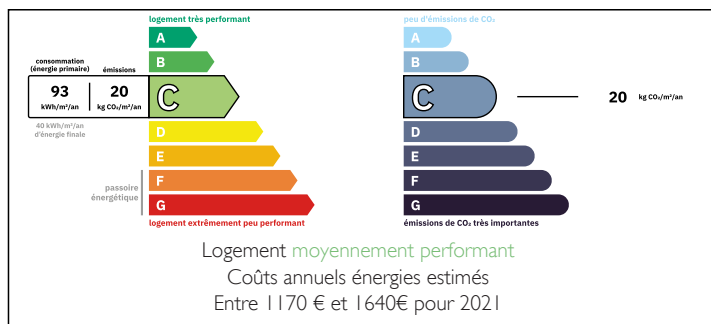


## IN BRIEF

Set on over four thousand square metres of land, this appealing property combines two homes with around three hundred and ten square metres of living space, plus barns and garages. The first house, about one hundred and sixty square metres, feels fresh and welcoming, with an entrance hall, laundry room, bright living and dining area and five en suite bedrooms. Its calm Japanese-inspired style, complete with bespoke joinery, gives it a gentle elegance, and the kitchen is ready to be fitted. There's also scope for a summer kitchen or terrace off the main living room.

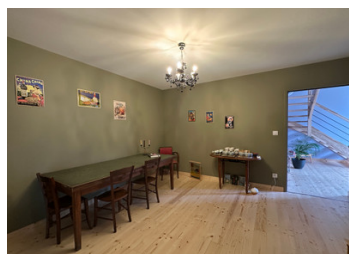
The second house offers roughly one hundred and fifty square metres and has already had a solid start on its restoration. It includes a kitchen with utility room, a cosy living room, three bedrooms—one en suite—along with two shower rooms and two separate WCs....

## 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

Beautiful property complex, in a hamlet just a stone's throw from shops and a lively village.

On over 4000m<sup>2</sup> of land, several buildings, including a 1949 house of approx. 150m<sup>2</sup> and a fully restored barn of 160m (new condition).

The barn has a Japanese-inspired layout, with an entrance hall on the ground floor featuring a magnificent staircase, a laundry room with 2 thermodynamic balances, a living room and 2 en suite bedrooms. The floors in the bedrooms are made of genuine Japanese tatami mats, which can easily be replaced by parquet. All the work was carried out by local companies, and all that remains is to install a kitchen, as the house is currently used as a bed and breakfast.

Upstairs, there's a large landing that doubles as a living room, and 3 en-suite bedrooms, all with tatami floors.

The 150m<sup>2</sup> house is in need of renovation, some work has been done and the roof is in the process of being redone.

On the ground floor, there's a kitchen and utility room, 1 shower room and WC, and the electrics have been overhauled;

Upstairs, the living room and master suite have been redone, and there are 2 further bedrooms to renovate. Two windows are double-glazed, the rest of the house is single-glazed. Heating by heat pump, insert in the kitchen and inertia radiators in the bedrooms. DPE in D.

The exteriors need to be landscaped, and the septic tank is up to standard.

This property is located in the middle of a...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES