

Pretty semi detached stone built farmhouse, situated in a quiet hamlet on the outskirts of Teyjat



INFORMATION

Town:	Teyjat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	2462 m2

IN BRIEF

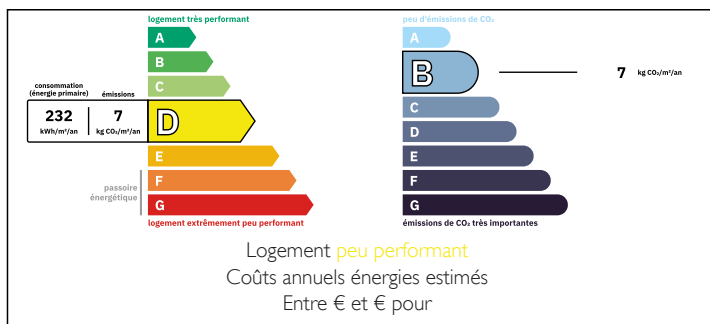
Whether you are looking for a charming holiday home or a full-time residence with potential for renovation, this property offers excellent versatility. Its location offers the best of both worlds: peaceful countryside living with easy access to local amenities, a fantastic investment opportunity.

This attractive stone farmhouse is set in a quiet hamlet, just 12km from the lively market towns of Piegut-Pluviers and Montbron, in the Perigord Vert. The property features a spacious open-plan kitchen and lounge, a generous living room with a log burner, and three upstairs bedrooms (one with en-suite shower). There is also a small family bathroom, separate WC, and lovely countryside views.

With attached gardens, outbuildings currently used as stables, and a small barn, this property offers great potential as a holiday home or full-time residence. A rare opportunity for both peaceful living and a solid...



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

This delightful stone-built farmhouse is, just 12km from the vibrant market towns of Piegut-Pluviers and Montbron, which offer a wide range of amenities including doctors, supermarkets, restaurants, sports facilities, and schools. Conveniently situated 10km from the picturesque leisure lakes and dining options of the Perigord Vert. Comprising : a spacious open-plan kitchen and lounge area with wood-burner 25m², and a separate WC. A spacious family living room (25m²) featuring a second charming log burner, perfect for relaxing evenings. Upstairs, you will find three well-sized bedrooms (13m²) (12m²) (25m²) one of which has the added convenience of an en-suite shower room. A small family bathroom completes the upstairs living space.

The property enjoys lovely countryside views to the front and is complemented by attached gardens, and outbuildings. In need of some updating this property offers potential to be a family home or a lock up and leave holiday home. Virtual visit available en demand

LOCAL TAXES

Taxe foncière: 530 EUR

Taxe habitation: EUR

NOTES

Property room sizes:-

Entrance hall 10m²

Living room 25m²

Kitchen and salon 36m²

wc 3m²

Upstairs:

Bedroom (1) 13m²

Bedroom (2) 12m²

Bedroom (3) 25m²

Bathroom 3m²

Heating - wood burners and with electric heaters upstairs

Attached gardens

Total roof revision done in 2017

Septic tank

Attached secure gardens and stables/outbuildings

Taxe foncière ; 530 per year