

Charming stone property oozing character. Isolated private position. Garden, meadow & swimming pool. Dordogne



## INFORMATION

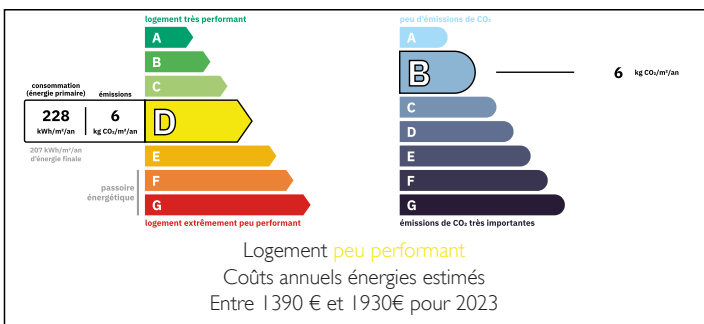
|             |                     |
|-------------|---------------------|
| Town:       | Saint-Paul-la-Roche |
| Department: | Dordogne            |
| Bed:        | 3                   |
| Bath:       | 3                   |
| Floor:      | 134 m2              |
| Plot Size:  | 29623 m2            |

## IN BRIEF

This former farmhouse, dating from 1776, has been lovingly restored and has retained many original features. It is situated just a short distance from the village, is completely private with no close neighbours and has views across the adjoining countryside. There is a delightful, lush garden and a beautiful in-ground swimming pool with sun terrace. Adjoining the garden is a meadow of approximately 5 acres which would be suitable for a pony.

The village has a bar and a true French community spirit, the market town of Thiviers with all commerces and a train station is just 10 minutes.

## 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

A single track gravel chemin leads you to this beautiful stone farmhouse, lovingly restored with exposed stone walls and ceiling beams, has a light and spacious simple kitchen with original stone flooring, large chimney with AGA style range. There are doors leading onto a covered terrace. Steps lead upto the lounge which has double doors to the rear aspect and swimming pool terrace. There are three bedrooms and three bathrooms. One of the bedrooms is situated on the lower level and has an en-suite, a private annexe which incorporates the restored bread oven.

The maintained, well planted garden with meadow is just under 3 hectares. The garden has many fruit and nut trees, a sunny patch for vegetables and herbs, rose bushes and other beautiful mature trees and plants. There is an adjoining woodland plot. The meadow of 5 acres is on a gentle slope and would be suitable for a pony or goats, there are two wells on the property one of which is at the bottom of the meadow.

Two sides of the main house roof have been renewed (2018 and 2021). The bread oven was restored in 2022.

The property is served by a septic tank which, conforms to current regulations.

The house has been rented throughout the summer months only and makes a profitable income. Most of the furniture will be included in the sale.

-----> HOUSE

GROUND FLOOR:

--KITCHEN 41,4m<sup>2</sup> (5,97m x 6,94m) Ceiling height 2,65m, stone...

## LOCAL TAXES

Taxe foncière: **989 EUR**

Taxe habitation: **756 EUR**

## NOTES