

Charming countryside retreat - A unique complex of 3 habitable houses, barn & paddock. Views - Dordogne



INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	182 m2
Plot Size:	7650 m2

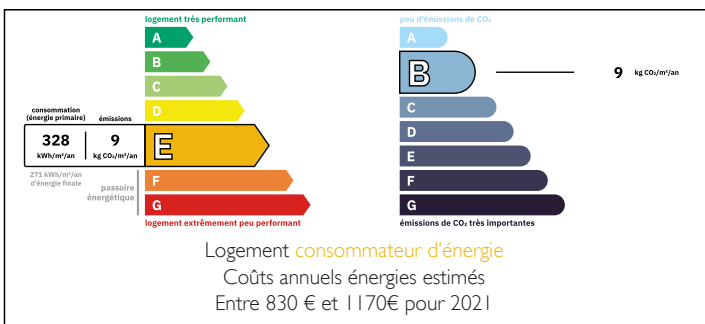
IN BRIEF

Nestled in a tranquil countryside hamlet, this charming complex consists of three habitable houses, each offering a delightful blend of rustic authenticity and potential for further enhancement. The homes are south-east facing, ensuring plenty of natural light and stunning long-distance views to the front. Each house retains original character with exposed stone walls and beams, giving them a warm, inviting atmosphere.

While fully habitable as they are, there is ample scope for updating, allowing you to add your personal touch and further elevate the charm of these properties. This spacious home offers the perfect balance of comfort, privacy, and potential, making it ideal for both family living or as a rental investment.

There is an attached barn for storage, an old bread oven, private parking and a paddock and field shelter

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

HOUSE 1 (63m²) double glazed windows and doors.

OPEN-PLAN LIVING ROOM 38,36m² (5,27m x 7,28m)

Kitchen and Lounge - Traditional style kitchen with a range of storage, fireplace with wood burner, wood floor, exposed stone wall, dual aspect doors to front aspect and rear terrace.

OFFICE 5,8m² (2,11m x 2,75m) wood floor, no window.

BEDROOM - 12,66m² (4,78m² x 2,65m) wood flooring, front aspect

EN-SUITE 6,4m² (2,56m x 2,5m) wc, bath with shower head attachment, hand basin, rear aspect.

CELLAR

LOFT - exterior access, roof is felted and insulated. Terrace and garden.

LOCAL TAXES

Taxe foncière: **1770 EUR**

HOUSE 2 (88m²) double glazed windows and doors, requires updating, redecorating etc.

OPEN-PLAN KITCHEN/LIVING ROOM 42,28m² (5,93m x 7,13m) dual aspect windows and doors, double doors, wood flooring, exposed stone walls. Wood burner. Range of recent fitted kitchen units (to finish).

Steps upto hall area 5,64m² (3m x 1,88m)

BEDROOM 1 - 12,7m² (2,55m x 4,2m + 1,45m x 1,29m) exposed stone, rear aspect

BATHROOM - 7,9m² (2m x 3,95m) bath, shower cubicle, hand basin, rear aspect

Staircase to:-

BEDROOM 2 - 18,41m² (5,13m² x 3,59m²) wood floor, velux window.

BEDROOM 3 - 7,04m² habitable (4m x 3,5m) (14m² floor area) wood floor, velux window.

Cellar.

GITE (31m²) Ground floor 3,8m x 6,69m double glazed windows and doors.

KITCHEN/LOUNGE - fireplace with wood burner. Door and window to front aspect. Laminate flooring, beams. Staircase to first floor mezzanine.

Modern fitted kitchen with range of base and wall

NOTES