

An 8 bedroom village house with an enclosed courtyard and a dovecot tower, huge rental potential



## INFORMATION

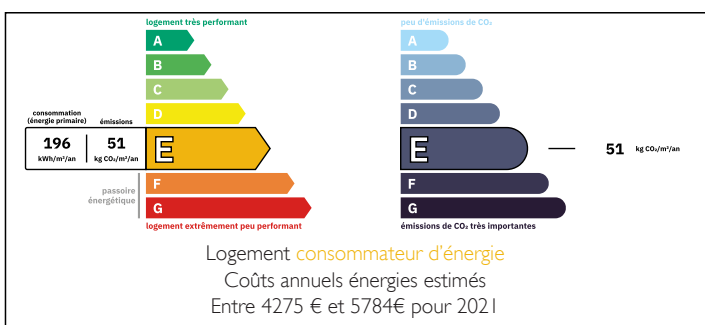
|             |                      |
|-------------|----------------------|
| Town:       | Savignac-les-Églises |
| Department: | Dordogne             |
| Bed:        | 8                    |
| Bath:       | 4                    |
| Floor:      | 248 m2               |
| Plot Size:  | 900 m2               |



## IN BRIEF

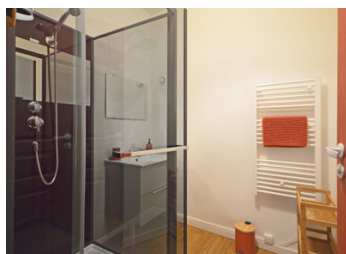
According to the cadastre Napoléon, the gateway beneath the dovecot tower was the original main entrance which now goes through to the garden. The property is situated at the exit of an ancient village and consists of an enclosed courtyard with the main façade, a wing and outbuildings that make up most of the remaining sides. The house is in good condition, well maintained and equipped with large airy rooms, in their original dimensions. A rare find with great rental possibilities!

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor

Large kitchen/dining/sitting room with a fireplace and period panelled cupboards 49 m<sup>2</sup>

Utility room (with beautiful fireplace) 12 m<sup>2</sup>

Storeroom 5 m<sup>2</sup>

W/c 2 m<sup>2</sup>

Washroom with shower and washbasin

1st bedroom 11 m<sup>2</sup>

Washroom with shower, washbasin and w/c 4 m<sup>2</sup>

2nd bedroom 11 m<sup>2</sup>

3rd bedroom (with exit to the courtyard) 22 m<sup>2</sup>

1st floor (many rooms have original 18th century oak flooring)

4th bedroom 20 m<sup>2</sup>

Washroom with shower and washbasin 3 m<sup>2</sup>

W/c 2 m<sup>2</sup>

5th bedroom 19 m<sup>2</sup>

6th bedroom 26 m<sup>2</sup> with ensuite room 4 m<sup>2</sup>

Washroom with shower and washbasin 4 m<sup>2</sup>

7th bedroom 18 m<sup>2</sup>

8th bedroom 27 m<sup>2</sup>

Basement cellars

Outside

Dovecot tower entrance to courtyard from the and garden

Barn (bordering the courtyard) 200 m<sup>2</sup>

Boiler house

Small barn 50 m<sup>2</sup>

Garden 900 m<sup>2</sup>

Amenities

Local shops 2 minutes on foot

Nearest supermarket 14 minutes by car

SNCF train station 20 minutes

Nearest Airport (Limoges) 1h 10 minutes

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Information about risks to which this property is exposed is available on the Géorisques website :