

Charming 3 bedroom Property with Stunning Views & Multiple Outbuildings



INFORMATION

Town:	Coly-Saint-Amand
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	155 m2
Plot Size:	2258 m2

IN BRIEF

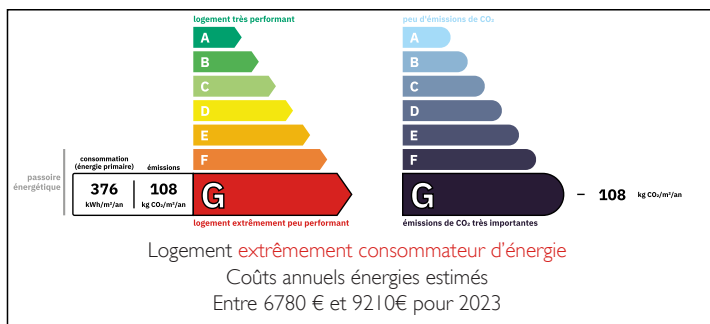
Nestled in the idyllic countryside of Coly St Amand, this enchanting 3-bedroom property offers breathtaking views and endless potential. The main house exudes charm with a beautiful fireplace, creating a warm and inviting atmosphere. Ideal for a writer or painter, the numerous outbuildings provide inspiring spaces for creative pursuits.

The property features a lovely mature garden, perfect for relaxation, and an outbuilding with a historic stone stove, adding to its authentic character. One of the outbuildings offers renovation potential, presenting an excellent opportunity to generate extra income, subject to local building regulations.

Set in a peaceful yet convenient location, this unique estate is a rare gem in the heart of Dordogne, offering both tranquility and opportunity.



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

Layout & Features

Ground Floor

Upon entering, you are welcomed into a spacious and inviting kitchen/diner, a perfect blend of rustic charm and practicality. The kitchen exudes authenticity with its beautiful terracotta tiles and traditional elements, creating a warm and convivial atmosphere for gatherings. Adjacent to the kitchen is a pantry, providing additional storage space.

This level also hosts a comfortable bedroom, ideal for guests or single-level living. A bathroom with a walk-in shower and separate toilets ensure convenience, while a cellar offers further storage options, perfect for wine enthusiasts or preserving local produce.

First Floor

Ascending to the first floor, you'll discover a living room, a true centerpiece of the home. Featuring a beautiful fireplace and exquisite flagstones rescued from a château, this space exudes history and character. The original openings open onto a small balcony and also create a warm and inviting ambiance.

Also on this floor is a very spacious bedroom, offering uninterrupted views of the Dordogne countryside. Like all the bedrooms in the house, it is fitted with built-in wardrobes, maximizing storage while maintaining a clean aesthetic.

Second Floor

The top floor is dedicated to a large and private bedroom, complete with extensive built-in wardrobes for organised living. The elevated position of this room ensures a sense of seclusion and tranquility, making it a perfect retreat within the home.

Outdoor Spaces & Outbuildings

The property is surrounded by a mature, well-maintained walled garden, offering...

LOCAL TAXES

Taxe habitation: EUR

NOTES