

A fabulous 18th century house with period features and separate cottage in a historic market town



INFORMATION

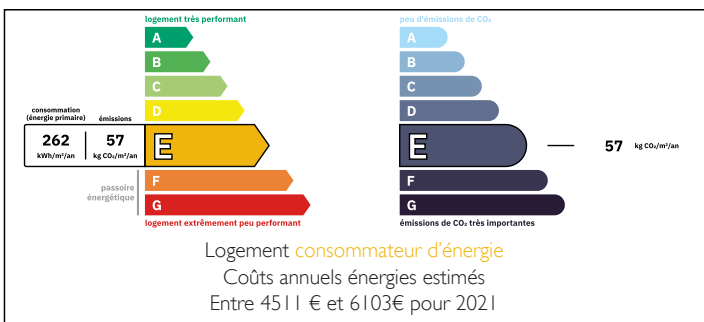
Town:	Excideuil
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	264 m ²
Plot Size:	567 m ²



IN BRIEF

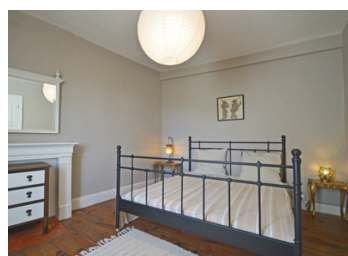
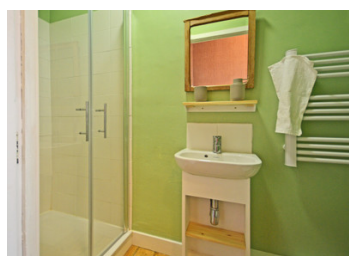
An early 19th century 'Empire' fronted house with earlier 17th century interior features and a beautiful walled garden behind, ends with an independent 1 bedroom cottage that has its own walled garden beyond. The house is currently used as a holiday rental and has impressive stone floors and walls in the main ground floor rooms, as well as light airy period bedrooms and up-to-date bathrooms/washrooms. There is also a wing to one side of the walled garden that can be developed interiorly for further accommodation. The property is situated in a historic small market town with its fortress, therefore with easy access to country walks as well as shops, weekly market and numerous annual cultural events. The electricity and plumbing has mainly been renovated.

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

Main House

Ground Floor

Entrance hall through an arched front door with a stone 'pisé' floor and a rear exit to the garden 21 m²

Sitting room and adjoining dining room with exposed stone walls and carved stone fireplace 38 m²

W/c with washbasin 2 m²

Kitchen with up to date fittings and breakfast area 17 m²

Utility room 11 m²

Storeroom 12 m²

1st Floor

Landing 4 m²

1st bedroom 15 m²

Washroom with shower washbasin and w/c 4 m²

2nd bedroom with old fireplace and arched window 15,5 m²

Corridor 15 m²

3rd bedroom with French windows and balcony 22 m²

Washroom with shower washbasin and w/c 4 m²

4th bedroom with window overlooking walled garden 15 m²

Dressing room/ single bedroom 9 m²

Bathroom with bath, washbasin and an old fireplace 8,5 m²

LOCAL TAXES

Taxe foncière: 2218 EUR

Taxe habitation: EUR

NOTES

Wing (ground floor and bordering the walled garden)

Office 16 m²

Potential bedroom with French door to the garden 16 m²

Room with floor tiles 15 m²

Appartement (with independent entrance)

Open plan sitting/dining room, separate kitchen, separate bedroom, total 51 m²

Walled garden (with its own independent gate) 164 m²