

A very pretty stone village house in an elevated position with views across the valley



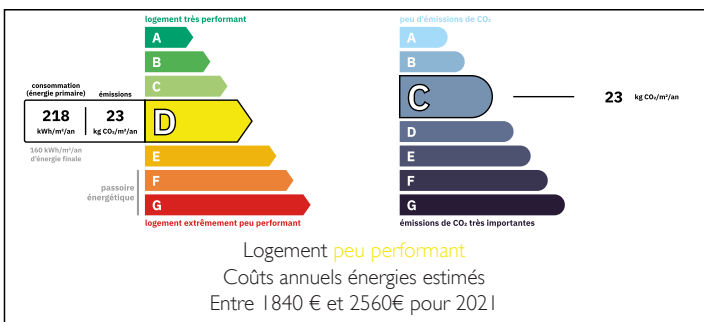
INFORMATION

Town:	Savignac-les-Églises
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	133.5 m2
Plot Size:	6763 m2

IN BRIEF

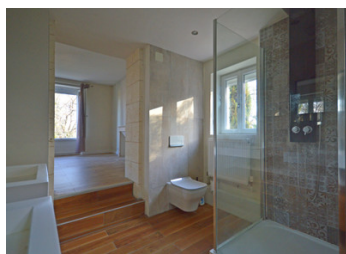
An attractive property that sits high on a hillside at the exit of a large riverside village. The house, built sometime in the 2nd half of the 19th century, has lovely proportions and a nice sized garden and is within easy walking distance to village shops and the local primary school. The interior downstairs is airy and open plan with a large kitchen and sitting room adjacent to each other and interconnecting. Upstairs, the bedrooms have lovely views and well equipped bathrooms. There is room for 2 more bedrooms and a bathroom in a loft area that has been neatly plaster boarded, floored and with recent Velux windows installed.

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

Kitchen/dining room with pointed stone walls, hardwood floors and French doors 30 m²

Sitting room with with pointed stone walls, hardwood floors and French doors 45 m²

First floor extension (Halfway upstairs including access to the rear garden)

Washroom with shower, washbasin and w/c (serving ground floor and 1st and 2nd bedrooms) 4 m²

1st bedroom with two windows (rear garden and woods) 11,5 m²

First floor (main building)

Landing with French door access to a balcony 2 m²

2nd bedroom with fitted cupboard area, fireplace (disused) and window with view 17 m²

3rd bedroom with fireplace (disused) and window with view 17 m²

Ensuite washroom with walk in shower, double basin and w/c 7 m²

2nd floor

Entire open floor area that is walled floored but unpartitioned with 3 Velux windows and a dormer window 35 m²

Basement

Cellar 17 m²

Garden terrace outside the kitchen French door with outdoor seating

Woodshed

Small stone out building (former dovecot)

Covered well

Outside

Garage 25 m²

Workshop and boiler room 11 m²

Storeroom 5 m²

Amenities

Local shops, mini supermarket, primary school 5 minutes on foot

LOCAL TAXES

Taxe habitation:

EUR

NOTES