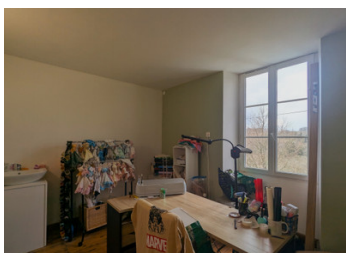


2-bed house with stunning chateau and valley views, village centre location, nearest restaurant 150m.



INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	90 m2



IN BRIEF

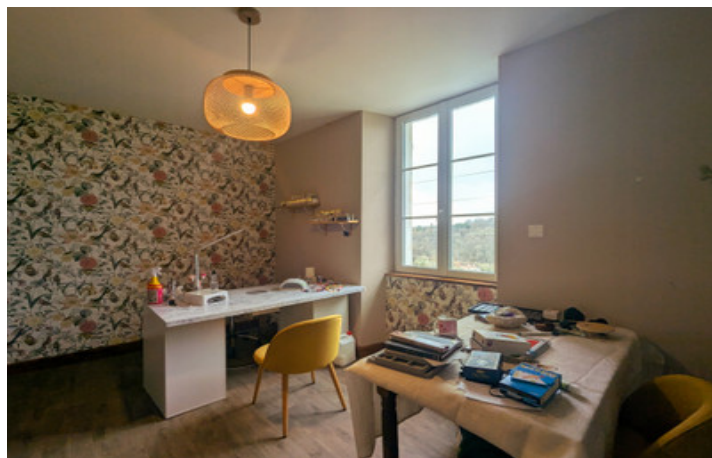
Previously used as a hairdressing salon, this super little house occupies prime location in Jumilhac-le-Grand with views of both the stunning chateau and the panoramic River Isle valley. One enters into the ground floor room, the ideal space to create an open-plan kitchen-diner and lounge. A corridor leads out to the small courtyard at the rear of the property. Although compact, this private, shady space could be transformed into an enchanting twinkly oasis of lush potted plants and fairy lights, the perfect escape from the hot summer sun or an evening retreat. On the first floor, the main bedroom has been divided in two. Re-establishment as one room, would give a generous main bedroom of 27m2 with a large fireplace to the rear and the ever-present stunning view to the front. The second bedroom is also suitable...

ENERGY - DPE

DPE not required.

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 foncière: 1213 EUR

NOTES

DESCRIPTION

Located on a popular street very close to the centre of Jumilhac-le-Grand, this charming double-fronted, terrace property is double glazed throughout and attached to mains drainage. Having previously been used as a hair salon, only a small amount of remodelling is needed to convert the property back to a delightful home. The neighbouring property to the left (Ref A35376LNH24) is also for sale.

GROUND FLOOR ROOM (47m²)

Step in from the street into the centre of this future living space. With plumbing for various items already installed to the right of the room, this area would be the ideal space to locate the kitchen. A large WC (1,4m x 2,2m = 3m²) which houses a new electric water heater is in the far right corner of the room. To the left, there is ample space for a large comfortable lounge.

BEDROOM 1

Part 1 (3.1m x 4.3m = 13,5m²)

Part 2 (4.4m x 3,1m = 13,5m²)

Currently divided into two rooms. The rear room into which you enter has a large fireplace with a serviceable chimney, suitable for installing a wood-burning stove. The front room enjoys the fabulous view of the wooded valley. A re-model back to a single room would give a very generous bedroom suitable for luxury fixtures and fittings

BEDROOM 2

The second bedroom also enjoys the fabulous view, and is well-proportioned making it suitable for a double or kingsize bed.

BATHROOM (2,2m x 2,6m = 5,7m²)

Currently being refurbished.

ATTIC

With just under 30m² of potential habitable space and good...