

A pretty Périgordine barn conversion, charmingly restored with a courtyard, garden, a lovely barn and a meadow



## INFORMATION

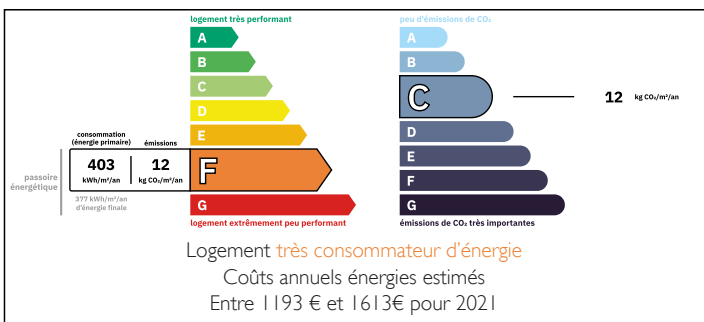
|             |                        |
|-------------|------------------------|
| Town:       | Saint-Germain-des-Prés |
| Department: | Dordogne               |
| Bed:        | 3                      |
| Bath:       | 1                      |
| Floor:      | 71.5 m2                |
| Plot Size:  | 9650 m2                |



## IN BRIEF

A fabulous traditional stone property with a courtyard and outbuildings hidden among trees at the edge of a tiny hamlet. The house is cleverly open plan, therefore spacious with a sitting room that goes up to the roof, a country kitchen, a downstairs bedroom and two well integrated mezzanine bedrooms above under some impressive period roof timbers. There is a tall square stone outbuilding in the courtyard and an isolated stone barn in a meadow a short walk away. The barn has a one room former cottage attached that has a vast fireplace and a stone 'pisé' floor offering fantastic projects for the future. A rare opportunity!!

## 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

Part of the property is marked on the cadastre Napoléon of 1812

Ground floor

Sitting room with fireplace and wood burner, ceiling up to the roof 27 m<sup>2</sup>

Kitchen 8,5 m<sup>2</sup>

Utility area 2 m<sup>2</sup>

Bathroom with washbasin and bath and w/c 3 m<sup>2</sup>

1st bedroom 10,5 m<sup>2</sup>

1st floor

2nd bedroom (mezzanine) 12 m<sup>2</sup>

3rd bedroom (mezzanine) 8,5 m<sup>2</sup>

Outside

Barn 58 m<sup>2</sup>

Old cottage (part of the barn) single room with large fireplace and stone pisé floor 26 m<sup>2</sup>

Field

Amenities

Bakery 3 minutes by car

Local supermarket 11 minutes

Nearest SNCF train station 16 minutes

Nearest airport (Limoges) 1h 6 minutes

## LOCAL TAXES

Taxe foncière: **354 EUR**

Taxe habitation: **EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>