

Beautiful 7 bed stone house, rental potential, barn, outbuildings and pool. Village location, views -Dordogne



INFORMATION

Town:	Saint-Jory-las-Bloux
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	233 m ²
Plot Size:	1545 m ²



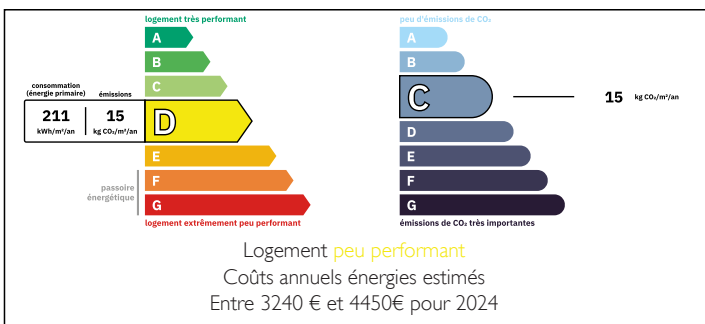
IN BRIEF

Located on the outskirts of a charming countryside village just a short distance from two bustling market towns, this beautifully presented 7-bedroom stone house, with exposed stone walls and feature beams throughout, is set around a courtyard and offers exceptional flexibility and income potential.

The property can be enjoyed as a spacious family home or into a 4-bedroom main residence and a 3-bedroom rental unit—perfect for holiday lets or multi-generational living.

Set on a manageable plot, the house features a lovely swimming pool with a covered terrace, ideal for entertaining or relaxing in the sun. A huge barn and various outbuildings provide extensive storage, workshop space, or scope for further development.

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

HOUSE 233m²

GROUND FLOOR:

Entrance into -

LIVING ROOM 29m² (5,69m x 5,1m) fireplace with wood burner, underfloor heating, tiled flooring, doors to rear terrace, window to front aspect.

KITCHEN/DINING ROOM 26,7m² (4,82m x 5,54m) range of floor and wall units, centre island with cooker hob, tiled flooring, doors to rear terrace, window to front aspect.

UTILITY ROOM 14m² gas boiler, door to barn and WC

SEPARATE WC

(incorporated as part of the main house or use as a gîte):-

LOUNGE/DINING ROOM 32,48m² (5,6m x 5,8m) fireplace with wood burner, door to rear aspect, dual aspect windows, staircase to 1st floor.

KITCHEN 15m² (3,45m x 4,36m) range of base and wall units, gas hob, electric oven, dual aspect, door to front aspect.

SEPARATE WC

FIRST FLOOR:

LANDING 4,35m² (2,9m x 1,5m) staircase to 2nd floor.

SEPARATE WC

BEDROOM 1 - 19,8m² (5,18m x 3,83m) rear aspect.

DRESSING ROOM

EN-SUITE 6,69m² (2,23m x 3m) standalone bath, shower cubicle, hand basin, front aspect.

BATHROOM 4,98m² (2m x 2,49m) Italian walk-in shower, Double hand basin, front aspect.

BEDROOM 2 - 9,65m² (3,94m x 2,45m) built-in wardrobe, front aspect.

BEDROOM 3 - 17,25m² (3,45m x 5m) rear aspect

(incorporated as part of the main house or use as a gîte):-

Landing area, staircase to 2nd floor.

BEDROOM 4 - 18,33m² (4,7m x 3,9m) rear aspect,

LOCAL TAXES

Taxe foncière: 1297 EUR

Taxe habitation: EUR

NOTES