

Charming stone farmhouse in peaceful rural setting only 3kms from the village of Javerlhac !



EXCLUSIVE

## INFORMATION

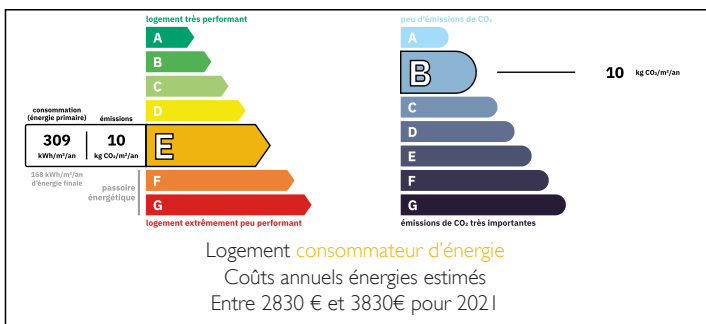
Town:	Teyjat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	3472 m2

## IN BRIEF

Exclusive to Leggett Immobilier : - This lovely stone built south facing farmhouse property is situated in a quiet rural hamlet only 3kms from Javerlhac and only 45 minutes from the high speed train connections to Paris and Bordeaux. This property formely a holiday home, offers a spacious lounge, a small filled kitchen, and back kitchen, with a seperate wc, and storage. From the lounge you will find an office space, the family bathroom, two urther bedrooms and the master bedroom, with a dressing area and cosy woodburning insert. Access from this room leads to the front gardens and the converted bake house, complete with its original bread oven. This room is currently used as a sun room with its own shower room and wc. Access from here out to the elevated rear terrace perfectly...



## 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

Located in a tranquil rural hamlet just 3 km from Javerlhac and only 45 minutes from high-speed train links to Paris and Bordeaux, this beautifully restored stone farmhouse offers both character and comfort. Formerly a holiday home, the property features a spacious lounge, a fitted kitchen, a utility/back kitchen, a separate WC, and a convenient storage area. From the lounge, you can access an office space, the family bathroom, two additional bedrooms, and a generous master bedroom complete with a dressing area and a cozy wood-burning insert. Offering a second entrance the door from the master suite opens directly onto the front gardens and leads to a charming, converted bakehouse, which still retains its original bread oven. Currently used as a sunroom, the bakehouse also includes a private shower room and WC. From here, step out onto an elevated rear terrace perfectly positioned to enjoy sweeping views of the peaceful countryside and gently sloping gardens. The property also includes a double garage, off-road parking, and two additional small storage buildings, completing this delightful rural retreat.

### Property details

Two log burners

Fosse septic installed in 2009

Fibre optique - possible

Single glazed

Living room - 33m<sup>2</sup>

Kitchen - 13m<sup>2</sup>

Utility room 6m<sup>2</sup> with WC

Office - 11m<sup>2</sup>

Bedroom - 9m<sup>2</sup>

Bedroom - 19m<sup>2</sup>

Small bedroom - 8m<sup>2</sup>

Bathroom - 8m<sup>2</sup>

Sun room - 16m<sup>2</sup>

Shower-room- 5m<sup>2</sup>

Garage - 35m<sup>2</sup>

Linky meter outside the property

## LOCAL TAXES

Taxe foncière: **599 EUR**

Taxe habitation: **EUR**

## NOTES