

'Chocolate box' stone cottage with 2 beds, park style garden + cabin. Peaceful hamlet, 10 mins to village.

EXCLUSIVE



## INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	3587 m2

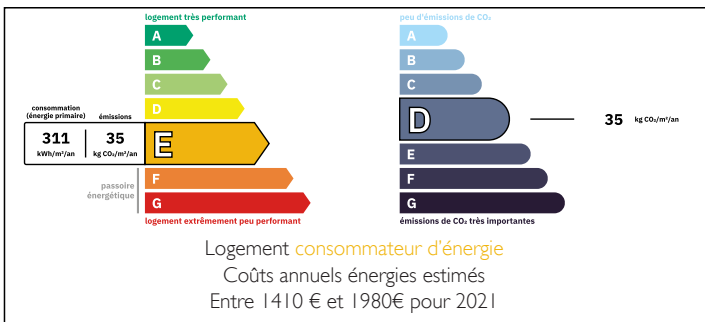
## IN BRIEF

This charming 2 bedroomed home, featuring authentic exposed stone walls and original wooden beams, is nestled in a small, well-maintained rural hamlet, offering a peaceful and idyllic lifestyle.

Just a short 10-minute drive away is the picturesque, tourist-friendly village of Jumilhac-Le-Grand, which boasts essential amenities including a bakery, a village shop, several bars, a restaurant, and a chemist. For more extensive shopping and services, the larger towns of Saint-Yrieix-la-Perche and Thiviers are both within a convenient 20-minute drive. Here, you will find a wide range of shops, large supermarkets, banks, and a train station (Thiviers) providing good connections to regional cities.

Surrounded by beautiful countryside, this property offers access to numerous nature trails and scenic riverside walks, perfect for those who enjoy outdoor activities and tranquil living. It is an ideal retreat for

## ENERGY - DPE



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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

There is double glazed windows and doors throughout, oil central heating and a wood-burner in the living room. The main bedroom has a terraced balcony with sun canopy.

To the garden side aspect there is a large covered terrace, a fenced private garden and a land park style with a cabin of approximately 20m<sup>2</sup> and various fruit trees and mature shrubs.

HOUSE 87m<sup>2</sup>

GROUND FLOOR

Entrance into:-

Large living room - 27,43m<sup>2</sup> (stone floor, exposed stone walls and beams and wood-burner on raised hearth, front aspect, staircase to 1st floor).

Dining room - 11,56m<sup>2</sup> (dual aspect with French doors leading to the large covered terrace, ideal for barbeques and outdoor dining).

Study or guest bedroom - 6,74m<sup>2</sup> (rear aspect, laminate flooring)

Kitchen - 15m<sup>2</sup> (fully fitted units, breakfast bar, door to back garden, dual aspect windows)

FIRST FLOOR

Landing 2,75m<sup>2</sup>

Bedroom 1 - 15m<sup>2</sup> of which 13m<sup>2</sup> habitable has at least 1.8m headroom with exposed beams and French doors leading to private balcony/terrace

Bedroom 2 - 9m<sup>2</sup> of which 6m<sup>2</sup> has at least 1.8m headroom (front aspect, dormer window)

Bathroom with dormer window, WC, hand basin and bath with shower head

EXTERIOR:

Attached to the rear of the house is the boiler room for the oil-fired central heating.

Large Covered terrace

Wood shed for storage approx 20m<sup>2</sup>

Garden shed

Store shed for ride-on tractor and tools

Fenced private garden

## LOCAL TAXES

Taxe foncière: 560 EUR

Taxe habitation: EUR

## NOTES