

Attractive 17th century stone manor house, centrally placed in Dordogne village

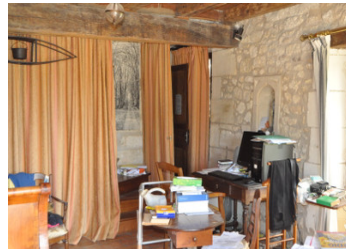


INFORMATION

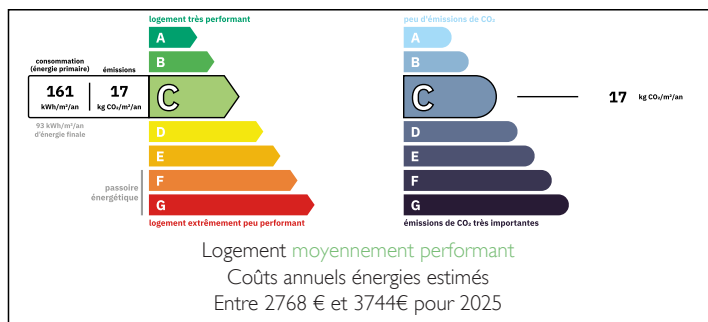
Town:	Paussac-et-Saint-Vivien
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	570 m2

IN BRIEF

This house, dating from 1647 has many interesting features, such as open beams and a beautiful fireplace. It's to be found in a quiet village in the Green Périgord. Brantôme-en-Périgord is only 15 minutes away with its shops, supermarkets, schools and doctors. There is a primary school in the village and a small shop which serves as post office.

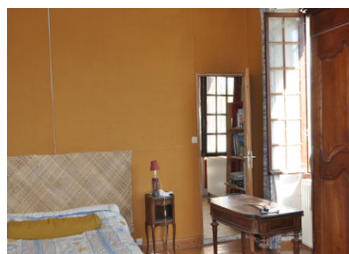


ENERGY - DPE



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

On the ground floor: Large exposed beamed kitchen (30m²) with large fireplace and dark tiled floor. Separate dining room (36m²) with bread oven. This room has an outside door and used to be the village bakery. Lounge with exposed beams (22m²) and staircase leading up to the first floor. French window leading out to small east-facing terrace (7m²). Toilet. Upstairs: Three good-sized bedrooms (24m²; 21m² 20m²), one with fireplace ; office area (17m²); bathroom and toilet (7m²), separate shower room (4m²). Well-insulated loft space which could be converted to further living space and pigeon tower. Wine cellar. Energy: heat-pump and solar panels. Oil-fired central heating. Pleasant garden. Garden shed: 21 m².

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

LOCAL TAXES

Taxe foncière: 600 EUR

NOTES