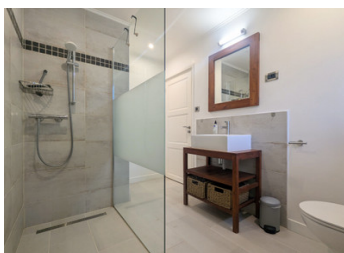


*** UNDER OFFER ***



INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	63 m2
Plot Size:	796 m2

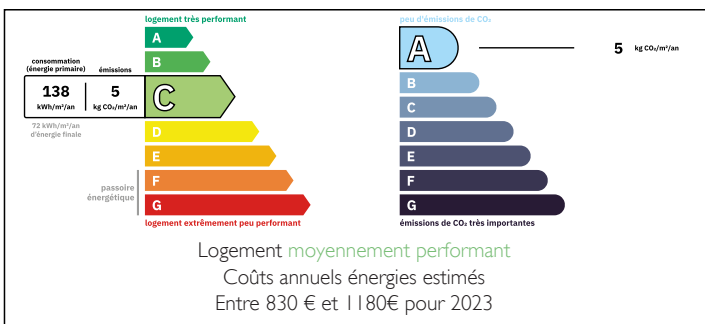


IN BRIEF

*** UNDER OFFER ***

This quaint property with its cosy interior is set in the centre of the popular and scenic village of Jumilhac-le-Grand, and has views of the impressive Chateau de Jumilhac. A pretty front garden leads up to the front terrace of the house where you can enjoy bright mornings and lunchtime sun. Inside, a smart fitted kitchen opens into the lounge and dining room. Double doors in the dining room open to the front terrace and overlook the garden. A shower room with WC completes the ground floor. Upstairs, there are 2 double bedrooms and a simple yet elegant bathroom with a large wet-room-style shower. Having double glazing throughout and heat pump-based central heating, the property enjoys a favourable energy score of C. The total plot size is 796m2, so the garden is very generous for...

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

*** UNDER OFFER ***

This quaint property with its cosy interior is set in the centre of the popular and scenic village of Jumilhac-le-Grand, and has views of the impressive Chateau de Jumilhac. A pretty front garden leads up to the front terrace of the house where you can enjoy bright mornings and lunchtime sun. Inside, a smart fitted kitchen opens into the lounge and dining room. Double doors in the dining room open to the front terrace and overlook the garden. A shower room with WC completes the ground floor. Upstairs, there are 2 double bedrooms and a simple yet elegant bathroom with a large wet-room-style shower. Having double glazing throughout and heat pump-based central heating, the property enjoys a favourable energy score of C. The total plot size is 796m², so the garden is very generous for a village centre property and enjoys the best view of the chateau. A garage/workshop is located at the end of the garden and has road access.

Jumilhac-le-Grand is a small, scenic commune in the département of Dordogne. Part of the Parc Naturel Régional Périgord-Limousin, it is known for its rolling hills, rivers, forests and heritage sites, blending rural charm with outdoor activities. You will find the following amenities in the commune: Village shops (bakery, grocery, butcher), café and restaurant, weekly local market, primary school and children's activities, town hall, tourist office and library, outdoor municipal swimming pool (seasonal), walking, cycling and riding trails, an historic château and...

LOCAL TAXES

Taxe foncière: **526 EUR**

Taxe habitation: **EUR**

NOTES