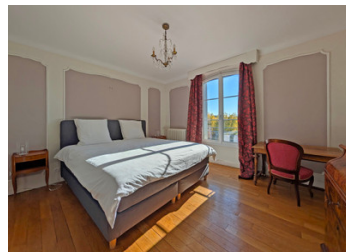
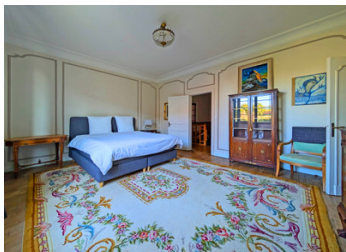
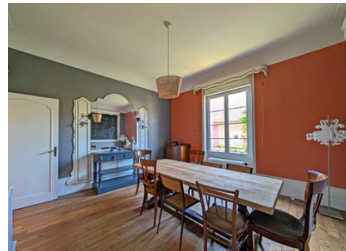


A large 7 bedroom 19th century house in a small market town, with a lovely garden and a pool



INFORMATION

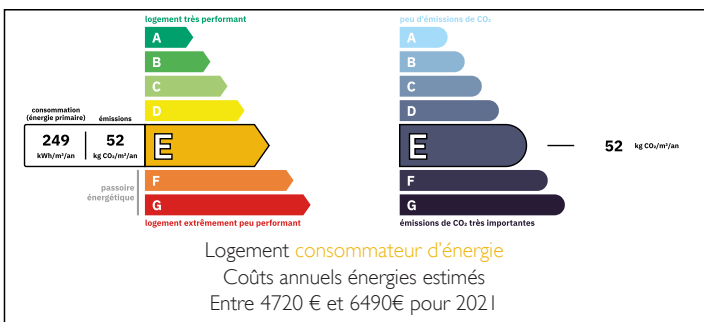
Town:	Excideuil
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	240 m2
Plot Size:	1334 m2



IN BRIEF

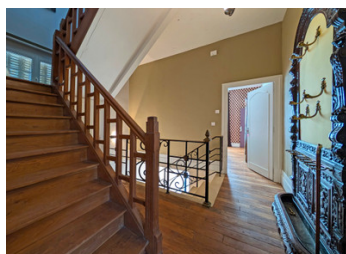
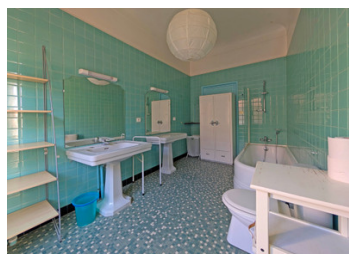
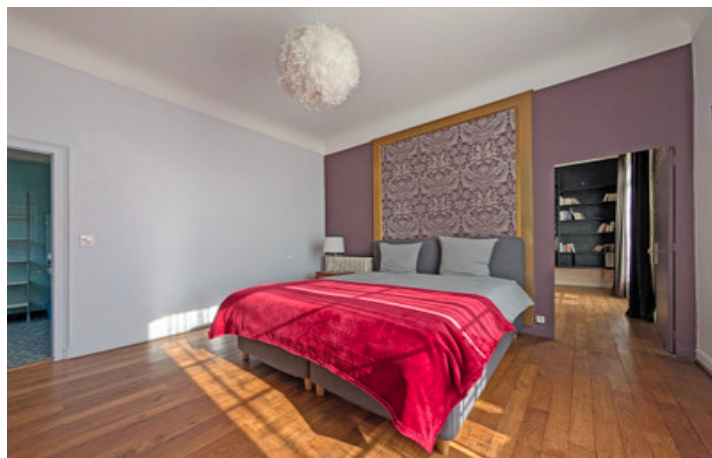
A large Maison bourgeoise with lovely design features, staircases, floors, carved windows and rooms of beautiful dimensions has been nicely restored at the edge of a historic market town. The property also has an enclosed garden with a covered swimming pool, and there are still rooms for further back in the building for future projects and 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

1st floor main rooms

Kitchen 14,5 m²

Rear Kitchen 4,5 m²

Large sitting room 39 m²

Utility room 17 m²

Dining room 17,5 m²

1st bedroom 17 m²

2nd bedroom 17 m²

Bathroom 9 m²

3rd bedroom 21 m²

4th bedroom 18,5 m²

5th bedroom 17 m²

Washroom 5 m²

2nd floor

Landing 4 m²

6th bedroom 14 m²

Washroom 5 m²

7th bedroom 14 m² with single (child's) bedroom
ensuite of 6 m², small washroom ensuite 3 m²

Dressing room 14,5 m²

Ground floor (unfinished)

W/c

Large room 55 m²

Entrance hall 30 m²

Summer kitchen 13 m²

Room 30 m²

Boiler area 27 m²

Garage space for 2 cars

Closed garden

Swimming pool (covered)

Amenities

Shops and schools 5 minutes on foot

SNCF train station 21 minutes by car

Nearest airport (Limoges) 53 minutes

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

NOTES