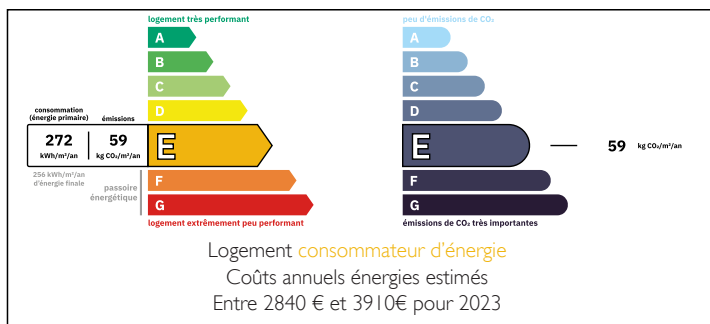


Beautifully presented 3-bedroom edge of village house, luminous rooms, countryside views, garden -Dordogne



ENERGY - DPE



INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	99 m ²
Plot Size:	808 m ²

IN BRIEF

This charming south-facing three-bedroom/two bathroom home enjoys a peaceful setting on the edge of a village, just a short drive from the picturesque "fairytale" village of Jumilhac-le-Grand. The thriving market town of Thiviers, offering a full range of amenities and a train station with direct links to Limoges, Périgueux and Bordeaux, is only 10 minutes away.

This characterful property boasts generously proportioned, light-filled rooms with beautiful wood flooring and far-reaching countryside views to both the front and rear. Presented in good overall condition, the house benefits from partial double glazing, oil-fired central heating, a characterful fireplace with insert wood-burner in the kitchen and connection to fibre optic.

Externally, the property offers private parking, a low-maintenance garden with mature trees and

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.



LOCAL TAXES

Taxe foncière: 547 EUR

NOTES

DESCRIPTION

HOUSE 99m²

GROUND FLOOR:

Entrance into:-

Kitchen 16m² range of base units, chimney with insert wood burner, wood flooring, door to side aspect terrace.

Lounge/dining room 31m² dual aspect windows, door to front balcony terrace, wood flooring.

Hallway - beautiful wood staircase leading to first floor, door to basement.

Bathroom - bath with shower and screen, hand basin with vanity unit, window to rear aspect, ventilation.

Separate WC

FIRST FLOOR:

Landing 4m²

Bedroom 1 - 13m² front aspect with views.

Bedroom 2 - 18m² dual aspect with views.

Bedroom 3 - 9m² rear aspect with views.

- En-suite 4m² - WC, shower and hand basin.

***** all sizes are approximate**

BASEMENT (consists of two rooms, reached from inside and outside)

Garage with utility area and sink, oil boiler Veissmann - side aspect

Cellar / storage room with staircase to hallway.

EXTERIOR:

Terrace balcony

Private parking

Garden with mature trees and hedging.

Lockable store.

Well with pump to water the garden.

DISTANCES TO:

Thiviers 9km

Leisure lake with beach, bar and restaurant 9.5km

Jumilhac-le-Grand 11km

Excideuil 17km