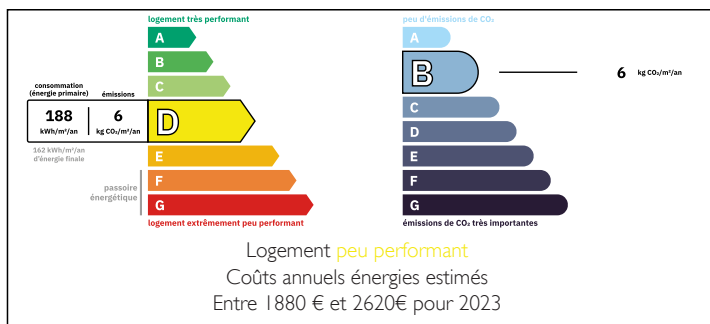


Charming, versatile 5 bedroom/3 bathroom family home, peaceful hamlet with panoramic views to rear aspect.



ENERGY - DPE



INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	187 m2
Plot Size:	2757 m2

IN BRIEF

A highly versatile country property of 187m² comprising an authentic stone cottage, a connecting beautifully converted section of an adjoining barn, and a substantial remaining barn offering further potential. The original cottage retains its character with exposed stone walls, timber beams, wooden floors and an impressive fireplace, and provides three bedrooms and two bathrooms. The adjoining converted barn offers two bedrooms, a bathroom, a spacious sitting room with wood-burning stove, and large glazed south-facing doors opening onto the garden with views across open countryside towards a château.

The property benefits from a 10m x 5m swimming pool and a large unconverted section of the barn. Beautifully planted mature gardens with cottage style flowers, bread oven building and private parking. Situated within the Limousin Natural Park, the property is ideally placed to enjoy the area's beautiful countryside, with numerous walking...

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: 1200 EUR

NOTES

DESCRIPTION

Offering exceptional versatility, the property can be enjoyed as a substantial family home, with the option to generate rental income from one part of the accommodation or to provide independent space for visiting family and friends. It enjoys a private position on the edge of a small hamlet, just 4km from a popular tourist village with its fairytale château and a range of amenities including a bakery, village shop, bar, restaurant, pharmacy, doctor and school. Two larger towns offering a full range of shops and services are within a 15–20 minute drive.

187m² of total habitable space including:

COTTAGE

GROUND FLOOR:-

ENTRANCE HALL - 2.7m² (1.72m x 1.57m)

LIVING ROOM / KITCHEN - 31.61m² (lounge 4.04m x 6.34m + kitchen 2.82m x 2.14m) stone fireplace with wood burner, dual aspect windows, door to rear garden, exposed stone walls and beams. Staircase to 1st Floor.

SNUG / GUEST BEDROOM 7.52m² (3.55m x 2.12m) rear aspect window, door through to renovated barn living room.

BEDROOM 1 - 18.96m² (4.74m x 4m) front aspect, fireplace, original wood floor, beam feature

- EN-SUITE hand basin and WC

SHOWER ROOM

FIRST FLOOR

LANDING 3.63m² (3.19m x 1.14m) Wood floor, velux window.

BEDROOM 2 - 12.56m² (3.14m x 4m) dual aspect, beams, wood flooring.

BEDROOM 3 - 14.79m² (4.19m x 3.53m) dormer windows, beams, wood flooring.

BATHROOM - 5.43m Bath, shower, WC and hand basin.

RENOVATED BARN

GROUND FLOOR:-

LIVING ROOM / KITCHEN - 50m² (6.3m x 8m) wood burner, dual aspect doors to front and rear