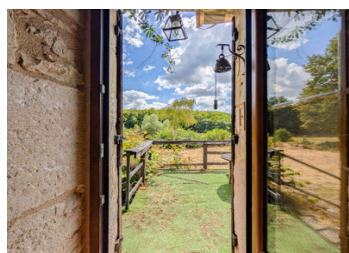


An absolute gem of an 18th century cottage with charming period stone features, Perigord Noir

EXCLUSIVE



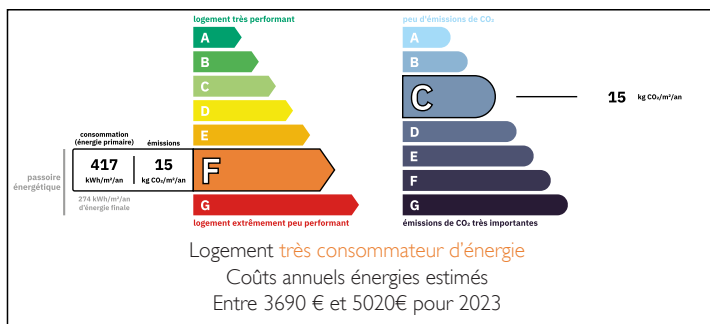
INFORMATION

Town:	Tourtoirac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	124 m2
Plot Size:	997 m2

IN BRIEF

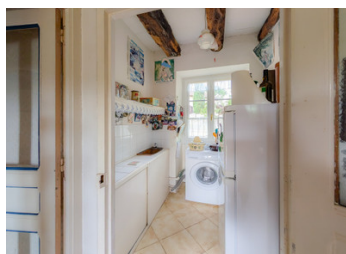
A stunning Périgordine cottage with some lovely period features with pretty position overlooking little valley at the edge of a small, quaint hamlet with many ancient buildings. The property is within one prettiest of the riverside parishes bordering the Avezere with historic castles and caves close by. Work required.

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

House

Kitchen with (old stone sink) original fireplace and wood burner 20 m²

Sitting room with exposed stone and stone fireplace 36 m²

Dining room 17 m²

1st bedroom 9,5 m²

Washroom with shower, washbasin and w/c 4 m²

1st floor

Landing 13 m²

W/c with washbasin 2 m²

2nd bedroom 15 m²

Bathroom with bath, and washbasin 7,5 m²

Room (unfinished) 23 m²

Local shops and supermarket by car 11 minutes

Nearest SNCF train station (Thenon) by car 23 minutes

Nearest Airport (Brive) by car 54 minutes

NOTES

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