

Charming old stone house with bread oven in a small hamlet



INFORMATION

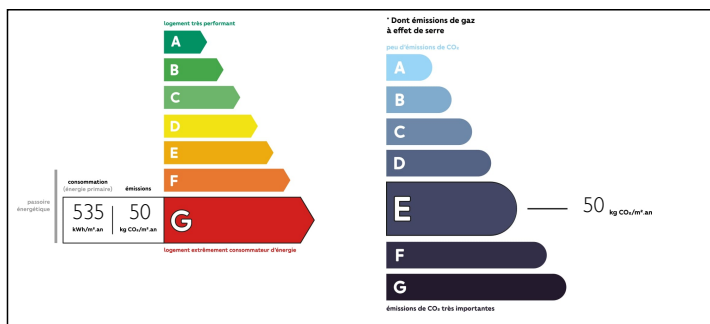
Town:	Sainte-Orse
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	116 m2
Plot Size:	530 m2

IN BRIEF

A really lovely looking old stone house with exposed beams, monumental fireplace - full of charm and character. Potential to develop further creating another living room area and a bedroom and shower room. Beautiful bread oven. Recent septic tank system. A future owner can put their own touch to the finishes on the first floor. This makes a lovely spacious house with local amenities and schools in the Perigord Noir.



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.



NOTES

DESCRIPTION

Ground floor:

Entrance directly into the kitchen/dining room 33.4m². Fashionable cement tiled floors, fitted country style kitchen, access to front and rear garden, large fireplace.

Door to living room 47.5m² - beautiful wooden floor, stone walls and exposed ceiling beams, French doors to the front.

Store room 22.2m² with potential to become another living area with shower room and bedroom above.

First floor:

From the living room, wooden stairs lead up to the landing area with access to all other rooms.

Bedroom 16.1m² (26m² into the eaves). Ceiling beams, stone gable end, velux windows to front and velux to rear.

Bedroom 12.2m² (20m² into the eaves). Ceiling beams, stone gable end, velux to rear and window to front.

Bathroom 7m² comprising bath, walk in shower, wc and basin.

Outside the courtyard to the front houses a workshop and garden to the side and rear of the house where the stunning stone bread oven can be found.

The house is in a hamlet and about 2km from the nearby village with local shop and bread drop and bar/restaurant.

Thenon 7km supermarket, bank, post office, local shops and restaurants, weekly market, high school.

Bergerac Airport 77km

Brive Airport 48km

Périgueux commercial centre 28km

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