

Wonderful renovated stone property 4 bed/2 bath, Garden. Countryside hamlet, just 3km to market town -Dordogne

EXCLUSIVE



## INFORMATION

Town:	Eyzerac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	173 m2
Plot Size:	804 m2

## IN BRIEF

This spacious renovated character 'golden stone' property has 4 bedrooms and 2 bathrooms and it is situated in a small countryside hamlet on the outskirts of the market town of Thiviers. Supermarkets, bars, restaurants, shops, banks, doctors, schools and a railway station are a short distance. The pretty riverside village of Cognac sur L'Isle, also with commerces, is reached in 5 minutes. The house has undergone a large renovation and is immediately habitable. It benefits from gas central heating and double glazed windows and doors throughout and has a septic tank which conforms to current regulations. There is a low maintenance garden, making it suitable for a holiday home.

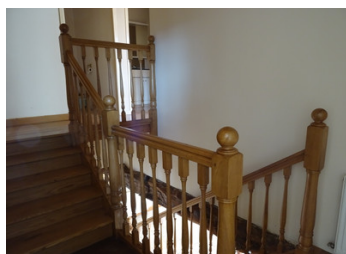


## ENERGY - DPE



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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

Access to the property can be reached either on the ground floor or via the stone steps leading to a beautiful ancient covered terrace and 1st floor entrance. The house benefits from large, light and airy rooms, exposed stone walls and chunky feature beams.

On the first floor there are the spacious bedrooms, the master has an en-suite, all have built-in wardrobes and there is a large room in the loft aspect which has a velux window and oak flooring already in place and would be a super project to add another bedroom or an office.

There is a septic tank which conforms to current regulations.

The exterior basement is an ideal storage area, it is insulated and dry. A fully enclosed garden to the front aspect has entrance gates and an ancient bread oven building.

HOUSE 173m2

GROUND FLOOR:

Entrance into -

Living room 60m2 (staircase to 1st floor, glass doors to front aspect garden, tiled flooring)

Utility room 13m2

+ Separate WC

FIRST FLOOR:

Landing

Hallway

Kitchen 20m2

Main bedroom 18,6m2 (rear aspect, built-in cupboards)

-dressing area 3,5m2

En-suite shower room with wc 6m2 (rear aspect, shower cubicle, hand basin, wc)

Bedroom 2 - 12,8m2 (front aspect, double doors, built-in wardrobe)

Bedroom 3 - 13,36m2 (front aspect, built-in wardrobe)

Bedroom 4 - 14,8m2 (side aspect, built-in

## NOTES