

92 m2 holiday home set in 1000 m2 of wooded grounds in the heart of a hamlet



## INFORMATION

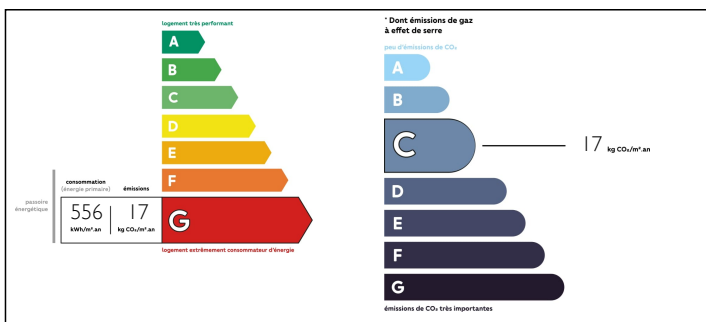
Town:	La Jemaye-Ponteyraud
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	92 m2
Plot Size:	1004 m2

## IN BRIEF

Small old house, partly built of stone, measuring 94 m2, ideal for a holiday immersed in nature. In a hamlet in the heart of the Forêt de La Double (over 50,000 ha), a remnant of ancient forests dating back to the Middle Ages. Pretty wooded grounds of 1000 m2. Small outbuilding with bread oven, pigsties, attic/drying room.



## 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

The house is an old farmhouse typical of the La Double region,

It comprises on the ground floor

a 33 m2 living room with fireplace and efficient wood-burning stove (Godin).

A kitchen area.

A 13 m2 bedroom.

A 5 m2 bathroom.

A laundry room.

A 14 m2 lounge/bedroom and a 2 m2 storage room.

First floor:

two rooms (one 8 m2) including a 12 m2 bedroom.

The house is surrounded by a pleasant garden planted with trees and includes a small outbuilding useful for storing garden furniture and tools.

The outbuilding features an ancestral bread oven.

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

## NOTES