

Detached house, 2 bedrooms, DPE "C", modern decor, low maintenance garden, detached barn garage. In a hamlet.

EXCLUSIVE



INFORMATION

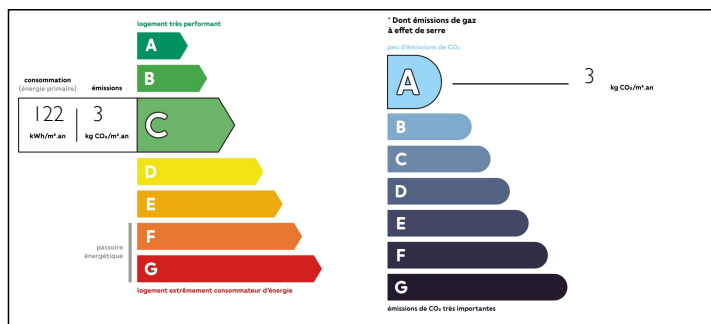
Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	86 m ²
Plot Size:	787 m ²

IN BRIEF

This unique contemporary house comes fully furnished, making it ideal to lock-up-and-leave. Double glazing and abundant insulation give low running costs. In addition to the house there are also a well-maintained stone barn and a separate garage. Set in a traditional hamlet, amenities are only 2km away. Enter into a sleek, modern, kitchen. Right of the kitchen, a bright double-height lounge features the original stone wall giving chic contrast to chalet-style wood panelling on the vaulted ceiling. A space-saver staircase leads to the mezzanine bedroom. Left of the kitchen a dining space with sliding doors to the front garden has a modern wood-burning stove. The dining area leads into a kitchen serving area and rear corridor. Unconventionally, the shower also inhabits this space, so reconfiguration may be desirable. The rear corridor leads to a WC, a utility/wash room, and a second bedroom. Outside, small gardens to front and rear...



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.



LOCAL TAXES

Taxe foncière: 456 EUR

NOTES

DESCRIPTION

LOUNGE (5m x 3,9m : 19,8m²)

The generous double-height space is light and airy with a large window to the front and a double doors out to a small covered terrace at the rear from which you can access the back garden. The original stonework of the property has been retained as a feature. The vaulted ceiling is reminiscent of an alpine chalet with large wooden beams and wood panelling. Two large, Scandanavian-style cupboards are included for sale with the property for all your storage needs. The insulated floorling comes with a life-time guarantee.

MEZZANINE BEDROOM (7,9 m x 3m : 20,4m²)

Up the space saver staircase from the lounge to this mezzanine loft in current use as the main bedroom. The alpine theme continues with warm-coloured wood panelling and chunky beams. The flue of the wood-burning stove in the dining area routes up the original stonework wall providing a source of heat to the space, while a velux window floods the room with light. The dimensions mentioned above refer only to that space with a ceiling height of 1.8m and above. The same amount of floor space is available again under the sloping eaves which are perfect for bedroom storage.

KITCHEN / DINING AREA (6,7m x 2,5m : 16,7m²)

Sleek, modern kitchen units are installed against a single wall. The kitchen comes equipped with a double sink, an induction hob, a cooker hood, and a fitted dishwasher. Windows and the main entrance door to the property look...