

Large village house with around 149 m2 of living space, ...

Country House For Sale



Price: €115,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Salignac Eyvignes  
Aquitaine, 24590

Large village house with around 149 m2 of living space, courtyard (40m2), convertible attic, pretty garden and parking for 2 cars in a quiet street just 5 minutes from shops, restaurants and baker, north of Sarlat in the Perigord Noir of the Dordogne. Possibility of making two apartments, each with its own private entrance, and/or suitable for running a business.

#### Main features :

- 149 m2 of living space
- possibility of making 2 apartments/2 separate entrances
- possibility of making 4/5 bedrooms
- convertible attic (around 80m2)
- large courtyard (40m2)
- large cellar (24m2)
- vaulted wine cellar (originally a rain water reserve)
- small outbuildings (17m2)
- small garden with flowers and shrubs
- parking for 2 cars
- electric heating, fireplaces, mains drainage

#### Ground floor: (previously commercial premises)

- large room with bar, large fireplace and tiled floor (32m2), entrance from the street
- large room with fireplace, tiled floor, fireplace (24m2), entrance from the courtyard
- toilet with wash basin (3m2)
- large cellar with earth floor (24m2)

- vaulted wine cellar, previously a rain water reserve (8m<sup>2</sup>)

1st floor:

- une grande cuisine with door to outside stone staircase to garden (23m<sup>2</sup>)
- a large living room with fireplace (35m<sup>2</sup>), wood floor
- a landing with wood staircase down to lower level (9m<sup>2</sup>), wood floor
- 2 bedrooms (11m<sup>2</sup>, 12m<sup>2</sup>)
- bathroom with wc (4m<sup>2</sup>)
- toilet

Facilities:

- mains water, electricity, drainage, telephone
- electric central heating, fireplaces
- shops, restaurant, baker in walking distance
- ADSL broadband

