

Beautiful stone house near Domme in Perigord Noir

Villa For Sale



Price: €290,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Cenac-Et-Saint-Julien  
Aquitaine, 24250

A beautiful stone house converted from an old stone barn providing around 160 m<sup>2</sup> of living space with 5 bedrooms and 4 bathrooms, sunny south-facing terrace, swimming pool (8m x 4m), all nestled in a pretty enclosed courtyard with parking space, situated in the heart of a small village with some amenities not far from the riverside town of Cenac in the Perigord Noir of the Dordogne.

A very quiet location for this beautifully-restored stone house in perfect condition and with lots of character.

Main features :

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\* - stone house with around 160 m<sup>2</sup> of living space on two floors

\* - around 400 m<sup>2</sup> of grounds

\* - partially covered south-facing terrace (20 m<sup>2</sup>)

\* - swimming pool (8m x 4m) with stone pump room

\* - kitchen/dining room, fully fitted, tiled floor (21 m<sup>2</sup>)

\* - spacious living room with cathedral ceiling, wood-burning stove, tiled floor, French windows (34 m<sup>2</sup>)

\* - 2 ground floor bedrooms (one with en-suite shower room), tiled floors (15 m<sup>2</sup>, 14m<sup>2</sup>)

- \* - 2 ground floor shower rooms (one en suite), tiled floors (3m<sup>2</sup>, 5m<sup>2</sup>)
- \* - 3 first-floor bedrooms (one with en-suite shower room), wood floors (21m<sup>2</sup>, 16m<sup>2</sup>, 18m<sup>2</sup>)
- \* - 1 shower room (en-suite to master bedroom), 1 family bathroom (5m<sup>2</sup>, 4m<sup>2</sup>)
- \* - electric heating, wood-burning stove in living room fireplace
- \* - double glazing throughout
- \* - mains drainage
- \* - ADSL broadband, WIFI, satellite dish
- \* - DPE (energy performance rating) « E », GES (gas emissions) « B »
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- \* A beautiful property with no works to do ; spacious, comfortable, ideal as a primary or secondary residence and huge potential for all-year-round rentals.
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Owners tax : 675 Euros per annum

Provision for purchase costs and legal fees : 20 700 Euros

