

## Valley of the Dordogne : Pretty Perigordine stone ...

Price: €280,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Belves Aquitaine, 24170

Valley of the Dordogne : Pretty Perigordine stone village house with pigeonier (150 m<sup>2</sup>), independant studio (35m<sup>2</sup>), garage, small outbuildings, well, bread-oven, courtyard and large private enclosed gardens just 5 minutes walk to the heart of a riverside village with train station and all amenities between Sarlat and Le Buisson de Cadouin in the Dordogne.

On the ground floor of the house with entrance from the courtyard is a large living dining room with stone fireplace and French windows to the south-facing terrace and gardens (20m<sup>2</sup>) ; a large fitted kitchen area with adjoining larder (19 m<sup>2</sup>) and a shower room with wc.

All the floors on the ground floor are tiled and have underfloor central heating.

Wooden stairs from the living area lead up to the first floor where there are 4 bedrooms, all with solid wood parquet floors and fitted cupboards (20 m<sup>2</sup>, 24m<sup>2</sup>, 10m<sup>2</sup>, 20m<sup>2</sup>) and a large shower room with large fitted cupboards and wc.

The large east-facing bedroom (20 m<sup>2</sup>) has a fireplace and double doors leading to the first floor terrace and steps down to the east-facing garden.

There is also a second entrance to the first floor from the south-facing bolet stone staircase which also houses a set of wooden stairs to the convertible attic above the first floor.

All the rooms on the first floor have electric radiators.

Outside on the south-facing side is a large courtyard off which is the bread oven, entrance to the garage/workshop, the laundry (20 m<sup>2</sup>), a wine cellar (4m<sup>2</sup>), the well and the landscaped gardens beyond.

The gardens are a mix of mature trees, fruit trees (plum, fig, cherry, walnut), vines, a vegetable plot, a greenhouse, all split up with a mix of hedges and stone walls.

To the front of the property on the north side is a separate dwelling consisting of a kitchen and large

living/sleeping area, and separate shower room providing around 35 m2 of living space. This studio is occasionally rented out to holidaymakers.

The property is in a very quiet street only 5 minutes walk to all amenities including a large supermarket with all provisions, tennis courts, restaurants and only 10 minutes walk to the riverbank.

A superbly private property with large garden in a quiet street with lots of further development potential.

Services : mains water, electricity and drainage, electric heating and large fireplace, double glazing. Town and well water, bread oven, garage, parking. ADSL broadband.

