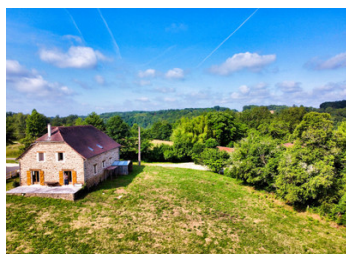
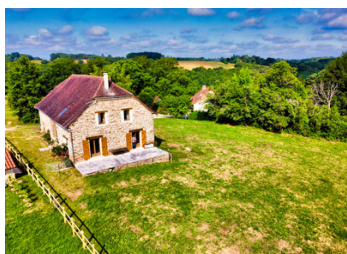
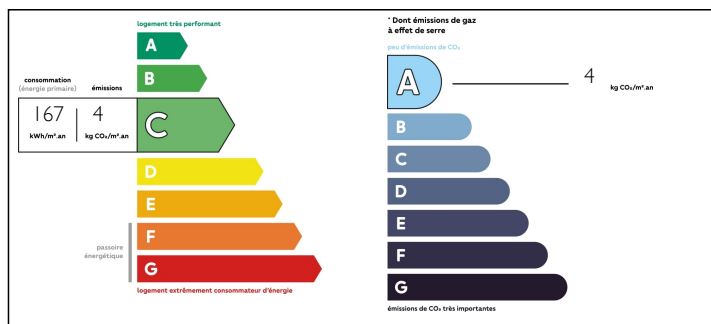


## Stone house ( barnconversion )

### EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	15000 m2

## IN BRIEF

Former barn that has been converted into a house. All the work has been carried out by real craftsmen in a timeless style. Pleasant and light volumes. Quietly situated at the end of a picturesque hamlet of only a few houses. Thiviers is 9.7 kilometres from the property. GROUND FLOOR: Large living room with kitchen area of 66 m2 on the ground floor. Two French windows open onto a terrace with views over the property and its pond. Heating is provided by a wood burning stove. Everything is brand new. 8 m2 utility room WC on the first floor: Bedroom 10.40 m2 Bedroom 15 m2 + shower room WC 6.8 m2 Bedroom 17 m2 + shower room WC 4.7 m2 60 m2 adjoining barn for conversion, on two levels ( 120 m2 ) communicating with the house. This property has its own little lake, which is registered with the Water Police. This lake is visible from the house.

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

"A land to sweeten life, heir to a brilliant past, world capital of prehistory, province of 1,001 castles, stronghold of gastronomy and a 2,000-year-old winemaking tradition, promised land of cultural and nature tourism ..." These are all buzzwords from tourism catalogues and yet images that come to mind when thinking of the Périgord.

Because the Périgord really does cultivate a certain art of living. It is based above all on the excellent cuisine, the authenticity of the still preserved traditions and on the richness of culture and landscape. After Paris, the Dordogne is the department with the greatest density of historical monuments. And so, after Paris, it is also the most visited département in France. Around three million tourists come here every year. There are enough reasons for this, and it would be impossible to list them all. Perhaps one can simply say that the Périgord is a wonder of colours, charms and scenic diversity. With its natural beauties, its caves, its ancient rocks and areas, the Périgord undoubtedly deserves to be counted among the most beautiful tourist destinations of all.

Former barn that has been converted into a house. All the work has been carried out by real craftsmen in a timeless style.

Pleasant and light volumes.

All situated in a quiet location at the end of a picturesque hamlet of only a few houses.

Thiviers is 9.7 kilometres from the property.

### GROUND FLOOR:

Large living room with kitchen area of 66 m2 on the ground floor.

Two French windows open onto...

## NOTES