

Beautiful stone house near Domme in Perigord Noir

Villa For Sale

## Beautiful stone house near Domme in Perigord Noir

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 m2 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 m2 of living space on two floors

\* - around 400 m2 of grounds

\* - partially covered south-facing terrace (20 m2)

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

\* - kitchen/dining room, fully fitted, tiled floor (21 m2)

\* - spacious living room with cathedral ceiling, wood-burning stove, tiled floor, French windows (34 m2)

\* - 2 ground floor bedrooms (one with en-suite shower room), tiled floors (15 m2, 14m2)

\* - 2 ground floor shower rooms (one en suite), tiled floors (3m2, 5m2)

\* - 3 first-floor bedrooms (one with en-suite shower room), wood floors (21m2, 16m2, 18m2)

\* - 1 shower room (en-suite to master bedroom), 1 family bathroom (5m2, 4m2)

\* - 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

