



## 3 Bedroomed House in Pretty Village, near Hautefort,

24640, Sainte Eulalie D' Ans, Dordogne, Nouvelle Aquitaine

# €117,700

Ref: 15515-958

\* For Sale \* 3 Beds \* 1 Bath \* 118m2

In good general condition this comfortable old house is in heart of a pretty village, stone walls, with attached barn, all on 363 sq. metres of adjoining land.

- Modern Green energy home
- Historic Périgueux with shops and restaurants
- 2 Golf courses within an hour
- Pretty Historic Village
- Bergerac with airport 50 mins
- Canoeing on many rivers
- Close to Cubjac and Hautefort
- Limoges airport 1 hour +
- Motorway connections close

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**French Entrée** 

## Property Description

Good general condition in this spacious and comfortable old house in a heart of village, stone walls, with attached barn, all on 363 sq.m of adjoining land. The house of 118 sq.m comprises on the ground floor (73 sq.m): fitted kitchen 17 sq.m, living room 30 sq.m, entrance, toilet, bathroom. First floor (45 sq.m): 3 bedrooms, a toilet, a bathroom. The heating system is right up to date with not only oil central heating, lined exterior walls, solar water heater, and producing electricity with the overload with solar cells.

Set in perfect little village with old Abbey remains near the present church, close to the little river. Surrounded by many famous tourist towns and sights for instance the Château of Hautefort and the City of Périgueux. This area benefits from its central position for shopping and entertainment. Good connections for airports in the great towns of Bergerac, Limoges and Bordeaux. Golf and tennis, local restaurants and markets everywhere.

Alistair Lockhart. Property Director, FrenchEntrée. " Well established home in a beautiful country spot"

