



Wonderful detached Forge house with a cottage,

24800, Sarrazac, Dordogne, Nouvelle-Aquitaine

* Available * 4 Beds * 3 Baths

Wonderful detached Forge house with a cottage

€199,950

Ref: BVI64558

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French Entrée 

Property Description

Great opportunity to buy a spacious detached 4-5 bed property within a pretty traditional village, with a bar/restaurant within walking distance. This was once an old Forge built in 1750 and the blonde stone outside was restored in 2019.

Many of the charming old features have remained inside and out. The house was actually once 3 properties joined together and was restored from scratch to accommodate one property. On the last house, the upstairs has been renovated to link to the rest, but the downstairs has potential to be developed and to make a 2 bed cottage if rejoined to the upstairs rooms. It already has electricity downstairs, central heating and the original oak floor, so not quite so much to do to renovate it as usual.

There is a very pretty garden space at the rear of the property, and another separate lawned garden which is one house down the lane, which also has a good sized parking space behind its gates. This is big enough to put a pool subject to planning permissions.

The house is bright and spacious with 2 different staircases so guests could be separate. This makes it possible for a bed and breakfast opportunity as well, if you need an income.

The old wine cellar is reached from the living room and there is plenty of space in the large utility room for white goods.

Access to the property's garden is from the living room and this is a smashing place to sit or have lunch outside in the sun. It is terraced and very easy to look after.

There is an attached outbuilding which was a small stable before and now houses wood, with a large parking space outside.

A lot to love about this property, its full of character and the owner will be very sad to leave it behind. It's perfect as a holiday home or comfortable as a permanent one too with it being mostly double glazed and having oil central heating as well as a wood burning stove.

For airports, there is Limoges airport about an hours drive away. For amenities there are several good sized towns nearby - Thiviers (10Km), Excideuil (15km) and St Yrieix La Perche (20k) are market towns with most of the amenities you'll need, and Perigueux, the Dordogne's capital city is only 40km with all its individual shops, restaurants and culture.

Please watch the video that is with the advert below.

Price including agency fees : €199 950

Price excluding agency fees : €185 139

Buyer commission included: 8 %

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