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In the Bastide country : Pretty stone village house ...

Country House For Sale



**Price:** €118,000

**Bedrooms:** 2

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Belvès Aquitaine, 24170

In the Bastide country : Pretty stone village house for sale with around 62 m2 of living space on three floors, completely restored with charm and character ; 2 bedrooms and 2 bathrooms, a large living room with fireplace and woodburner and American style kitchen ; very quiet location but in walking distance of all amenities: ideal as a pied a terre or small primary residence.

**Main features :**

- 62 m2 of living space on three floors
- 2 large bedrooms (5 m2, 15 m2)
- 2 shower rooms with shower, washbasin and wc (2.36 m2, 3m2)
- a large ground floor living area with American style kitchen, fireplace with newly installed woodburning stove (Invicta 2015)
- electric and wood burning central heating (all new in 2015)
- mains drainage
- newly insulated room in 2009
- new double glazed windows in 2012
- small outside courtyard
- free public parking
- east/west-facing property
- ADSL broadband, WIFI

On the ground floor with entrance from a small alley is an American style kitchen (including extractor, dishwasher et washing machine) with fireplace and woodburning stove, tiled floor and large west-facing double glazed window, and new door to the village street (26 m2).

Wooden stairs (new in 2013) lead up to the first floor where there is a large west-facing window (15 m<sup>2</sup>) and a separate shower room with wc (2.36 m<sup>2</sup>).

On the top floor is a second west-facing bedroom (15 m<sup>2</sup>) and a second shower room with east-facing window (3 m<sup>2</sup>).

An original little treasure in the heart of a medieval village typical of the Perigord Noir.

