

Charming, fully restored old stone village house for ...

Country House For Sale

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Price: €170,000

Bedrooms: 2

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Belves Aquitaine, 24170

Charming, fully restored old stone village house for sale of around 80m2 of living space, convertible attic, stone garden shed, a courtyard and stone wall enclosed garden, large garage for 3 cars, all set in the heart of the mediaeval village of Belves in the Dordogne, less than one hour to Bergerac airport.

The House : On the ground floor and entrance hall, a living/dining room with fireplace and a downstairs loo. On the first floor are 2 bedrooms and a bathroom with wc. In front of the house is a courtyard and beyond a pretty stone wall enclosed garden with trees, shrubs and lawn.

#### Main Features :

- 80 m2 of living space, restored
- an entrance hall(6,25m2)
- an equipped kitchen (14,25m2)
- a living dining room with fireplace (20,25m2)
- downstairs toilet (1,50m2)
- landing on first floor (3m2)
- 2 bedrooms on first floor (12m2, 19,50m2)
- a bathroom with wc on first floor (4,25)
- large triple garage on lower street level (30m2)
- electric and wood heating
- mains drainage
- ADSL, WIFI

A very pretty little house in a quiet street, in good condition and lots of charm, immediately habitable, ideal as a small primary residence or a holiday home.