



Sigoulès, 24240, Dordogne

Imposing stone village house – 8/9 km Bergerac / 3 km Sigoulès

Lovely property with character located in a small rural village.

258 m2 of habitable space – 5 bedrooms

1310 m2 of garden

Entrance: 13.50 m2 WC + hand basin Fitted kitchen: door opening on to the garden. 30.50 m2 Living room: fireplace with log burner. Door opening on to the garden. 44.60 m2 Lounge / office: 23 m2 Bedroom 1: wood floor. 18.30 m2 First floor: Landing: 9 m2 Bedroom 2: fireplace. 45 m2 Shower room: shower + basin. 3.60 m2 WC: 1.70 m2 Lobby with cupboard: 4 m2 Bathroom: bath + basin. 6.50 m2 Bedroom 3: cupboard. 13.80 m2 Bedroom 4 / office: 23 m2 Bedroom 5: cupboard. 18.86 m2 Attached garage: 39 m2 Utility: 10 m2 Cellar: 6 m2 Garden store 1: 18 m2 Garden store 2: 18 m2 Oil fired central heating + log burner Double glazing Individual drainage 1 310 m2 of garden with fruit trees. Terrace: 25 m2 Well "Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr"

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Rooms	: 7
Bed(s)	: 5
Bath(s)	: 2

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Square feet	: 258
Plot Size	: 1310

CONVENIENCE:

General Amenities: Well, Village location, Terrace, Double glazing ,

Heating Type: Wood burner , Oil fired central heating,

Exterior Amenities: Garden shed, Fruit Trees,

Interior Amenities: Fitted kitchen, Fireplace(s),