



Beautiful Home and 2 Separate Gites in Central Village location

A renovated, 3 Double Bedroom house with excellent living accommodation. En-suite to the main bedroom. There are also two gites providing a very useful income. The extensive gardens and grounds have easy accesses and offer the ability for the gites to be self-contained and provide the possibility . . .

Town: Parcoul
Dept: Dordogne
Plot size (m2): 2700
Habitable (m2): 200
Bedrooms: 6
Bathrooms: 4
Agent: Mike Rye

mrye@leggett.fr

STCG4794.pdf

€ 273 920

Restored by the present owner to a high standard, this property offers the new owner a beautiful place to live or holiday plus the ability to gain an income from the gites.

The main house comprises 3 bedrooms including en-suite master bedroom. A traditional stable door opens onto a large, welcoming country kitchen which is an excellent entertaining area. The sitting room has a traditional Charentaise stone fire-place.

Outside a barn of about 120 m2 which could be used to increase the letting potential even further if required.

The first gite has a large open plan kitchen/diner and bedroom with shower room on the mezzanine floor.

Across the gravelled courtyard is a cottage also used as gite accommodation, with a bedroom looking out over the courtyard and a further bedroom with bunks. Shower room and wc. Open plan kitchen/diner with a wood burning stove.

Covered area for Al Fresco dining.

Good sized, level gardens laid to lawns and separate kitchen garden.

2 Separate fosse septiques.

Local Shop and Restaurant within walking distance and only 5 minutes from La Roche Chalais with its supermarkets, restaurants etc and 10 mins from Chalais with its renowned Monday morning . . .



La Rochebeaucourt

Maison de Chapitre, 24340, La Rochebeaucourt

TEL: 08700 11 51 51 email: info@frenchestateagents.com