

www.propertyforsalebyownerfrance.co.uk

Property for Sale by Owner in France

PFSBO/Customer 424

Peyre St Front Cognac sur L'Isle Dordogne

A rare opportunity to purchase an elegant house with pool

A thriving gite business - gite sold fully furnished and was fully booked for 2011!

A building plot

All with meadow and river frontage

Barn, outbuildings and workshops

A spacious period house, situated close to riverside village with all amenities.

This delightful house and garden has been professionally designed and completely restored.

The properties comprise Peyre st Front a 4 bed roomed maison de maitre and a 3 bed roomed gite

385,000 euros - No Agent's fees

Peyre St Front



Prepared by www.france-on-line.info

Email franceonlinewebsite@gmail.com

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Ground floor :

Entrance hall with original fireplace and stone flagged tile floor - 12m²
Light and airy lounge with double aspect windows and elegant polished stone fireplace - 22m²

Impressive kitchen, dining room and lounge - 54m² , with stunning oak floor.
French doors to terrace revealing views to village and church.

Fitted kitchen with island unit, incorporating ceramic hob and extractor fan.
Granit worktops, dishwasher, double oven and fridge freezer.

Wood burning stove

Ancient doors lead to inner hall and toilet, washbasin and bidet.

Utility room

Cool pantry and wood store leads to barn and workshops.

Winding stairs lead to

1st floor :

Master bedroom with double aspect windows and original wood floors, vanity unit with washbasin. - 23m²

2nd bedroom, with wash hand basin - 11m²

Stunning bathroom, with bath, large separate shower, W/C and wash hand basin.

Ground floor and 1st floor are fully centrally heated

2nd floor

Double bedroom - 11m² currently used as sewing/workroom

Twin bedded room 19m²

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Outside

Delightful easy to maintain gardens with hidden shady corners to enjoy the views

Private parking for house and gite

Large barn with 2 workshops and storage plus on 1st floor a huge area with potential Well, lots of potential !

ADSL, internet access

Satellite TV in house and gite

Houses and barn re-roofed

New plumbing and electrics throughout both properties



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Le Gite de Peyre St Front



FULLY FURNISHED - FROM A SPOON TO THE WOODBURNER - YOU NEED NOTHING!

This gite has been fully booked each season £985 per week in high season and £765 mid season.

With the additional benefit of possible winter lets.

Ground floor :

Tiled Entrance Hall leads to Dining/Kitchen with fully fitted kitchen including cooker, fridge freezer, dishwasher, washing machine.

Shower room and separate W/C

Winding stairs lead to 1st floor :

Spacious lounge with wood burning stove

Double bedroom with en suite

2nd floor :

Master bedroom with 4 poster bed Twin bedded room Luxurious shower room with W/C and wash hand basin

Radiators in all rooms

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Outside

To the rear of the gite and overlooking private pool, a splendid covered dining room and fully equipped kitchen with dishwasher, plus permanent BBQ with terraces to meadows and countryside views beyond.

The 10x5m tiled pool is fenced to comply with regulations. The saline system, is a healthier alternative to chemicals.

Spring water is piped to a cistern swimming with fish, then through underground pipes to provide free water for the pool and all garden needs.

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The garden is a delight and designed to be easily maintained. Yes this is the good life. ...A potager and raised beds, provides veg. All the year round. Fruit trees, soft fruit, walnuts, hazelnuts and herbs complete the potager.

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An abundance of wild flowers in the meadow, red squirrels and a huge variety of birds...It doesn't get much better than this.

A rare chance to own a property close to a village with all amenities, but with all the advantages of country living.

Cognac sur L'Isle

A picturesque and friendly unspoilt riverside village.

2 restaurants, 3 bars, butcher, baker - sorry no candlestick maker! - 2 general shops, Post Office, Hairdresser, Chemist, English speaking doctor, Church, Village Hall, Infant and Junior schools.

Tennis courts, canoes, Velo-Rail

The bustling market town of Thiviers is just 5 minutes away. Set on a hillside overlooking rolling Dordogne countryside, Thiviers is a famous centre of the fois gras tradition. An excellent choice of shops, 4 supermarkets plus rail links to Limoges, Paris, Bordeaux and Perigueux. Convenient for the airports at Limoges 55 minutes, and Bergerac 75 minutes.

Perigueux is only 30 minutes drive, with spectacular Cathedral, boat trips, colourful markets and interesting selection of shops, restaurants and bars.

**For more information visit our website www.dordogncottage.org
(the website is included in the sale)**

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