

# *My Cottage in France*



## **Excideuil, France**

**In the Dordogne**



The house is adjacent to the 13th century Knights Templar Commandery in Excideuil France. Dating back to the 1700's, this tranquil residence offers a wealth of features including shuttered doors and windows, exposed beams and stonework. Stone built under a tiled roof the residence has been renovated. A custom designed upgraded kitchen will be installed in May of 2016. The home also features a modern fitted bathroom, a renovated half bath, central heating and double glazing to bedrooms floor. An extra bonus is the pretty walled garden; a rare feature for this centrally located residence and two impressive double bedrooms one containing an adjacent office/lounge suite.

Excideuil is in the northern part of the Dordogne region, about 30 kilometres south of Jumilhac and 15 kilometres from Hautefort. It is a small and interesting medieval market town, with a 12<sup>th</sup> century church and good road links. It is ideal for exploring The Dordogne and its neighbouring regions of South and Mid France. Perigord is nearby with its Roman Villa, Cathedral and world famous prehistoric cave paintings. Excideuil is easy to get to from the UK, the nearest airport is Limoges; a 50 minute drive South to Excideuil. Alternatively airports are Bergerac or Bordeaux then by train or road to Excideuil.

The central location means easy walking to all amenities, restaurants, post office, banks, bakery, cafés, butcher, newsagent, Catholic church and schools. The vibrant market on a Thursday provides a variety of local produce and attracts many visitors. The property is set just back from the main square and the vicinity is very quiet.

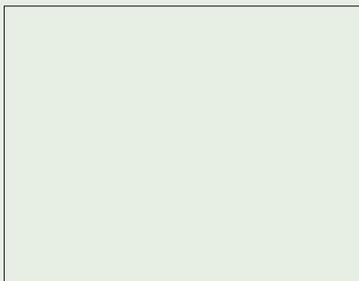
Parking is easily available to the immediate rear of the property and in the main town square, with its impressive 12<sup>th</sup> century gothic church of St. Thomas and fountain, just feet away from the property. A short walk beyond the local hotel, Hostellerie Du Fin Chapon and the impressive Chateau d'Excideuil is found. This castle is famous for repelling King Richard the Lionheart. The hospital in the town, once a convent, is reputed to be one of the oldest buildings in the Dordogne dating from the 12<sup>th</sup> century.



A private walled garden awaits you

## GROUND FLOOR

### **KITCHEN, 4.3 x 3.0m**



- Shuttered external door to garden
- Radiator
- Four electric socket points
- Electric oven and point
- Five inset ceiling spotlights
- An Extractor point
- Fitted twin bowl sink with mixer tap and tiled splash back
- Floor units: double door & twin drawer
- Wall units: 5 single door units
- Semi plastered and painted walls
- Semi exposed stonework feature wall with tongue and groove pine cladding to lower half
- Tiled floor
- Exposed beams
- Part glazed door to lounge
- Ceiling height 2.2m

### **LOUNGE / DINING AREA, 7.6 x 4.4m**



- Plastered and painted with exposed stone walls
- Exposed timber beamed ceiling
- Stone fireplace breast and alcove
- Feature wall alcove with timber lintel
- Tiled floor
- Four wall lights
- Three double power socket points and a TV point
- Inset wall cupboard with gas fired boiler
- Double radiator
- A meter cupboard
- Ceiling height 2.3m
- Shuttered external door to street
- Shuttered external door to garden
- Shuttered window
- Internal door to cloakroom
- Stairs up

**ALL MEASUREMENTS ARE APPROXIMATE**

**UTILITY/CLOAK ROOM/WC, 3.0 x 2.5m**



- Future home of a washing machine
- WC and Basin with mixer tap
- A Chaffoteaux Electric water heater tank

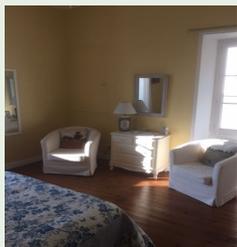
**FIRST FLOOR**

**LANDING, 4.5 x 0.9m and STAIRS**



- Wooden floor boards
- Banisters
- Wall light
- Plastered and painted walls
- Mid way Landing door
- Four further doors off to bathroom, and three bedrooms

**BEDROOM ONE, 4.3 x 4.1m**



- Two, double aspect shuttered windows with views to side street and garden
- Wooden floorboards
- Ceiling light
- Ceiling height 3m
- Three double electric socket points
- Two radiators
- Wall inset cupboard
- Door to landing and connecting door to bedroom three

**ALL MEASUREMENTS ARE APPROXIMATE**

**BEDROOM TWO, 3.6 x 3.0m**



- Shuttered window with view onto garden
- Wooden floorboards
- Plastered and painted walls
- Three double electric sockets
- Radiator
- Ceiling light
- Ceiling height 3m
- Door to landing

**BEDROOM THREE (Office), 4.1 x 3.5m**

- Shuttered window with view onto side street
- Wooden floorboards
- Plastered and painted walls
- Two double electric sockets
- Telephone point and TV point
- Double radiator
- Electric radiator
- Ceiling light
- Ceiling height 3.1m
- Two wall inset cupboards

**BATHROOM, 3.0 x 2.0m**



- Blue & White bath with chrome mixer tap and shower extension hose, shower screen and
- A WC with toilet roll holder
- A Basin on pedestal stand with tiled splash back
- A Glass shelf & oval mirror over
- Engineered stained wood flooring
- Three inset ceiling lights
- A white wall fitted vertical towel heater
- Door to landing

## OUTSIDE

### **GARDEN, 11.4 x 8.0m**



- 3.0 x 3.5m hard standing patio
- Outside tap
- Outbuilding
- Step up to semi-gravelled path leading to double wooden gate in right hand side wall
- Stone walls with sundial
- Flower beds to perimeter set with mature shrubs including Bay, Hydrangeas, Roses, Camelia etc.
- Grassed lawn area with inset 'stepping' stones
- Underground gas tank, feeding central heating system

### **OUTBUILDING (Owners use only), 3.6 x 1.5m**



- New slate sloping roof
- Internal division to make two sheds
- Two doors
- Window



Lounge / Dining Room



Lounge / Dining Room



Kitchen - Under renovation



Bedroom 2



Bedroom 1



Landing into Bedroom 3 (Office)



Various views of the garden







Chateau d'Excideuil



Chateau d'Excideuil



Market Day



Church Square



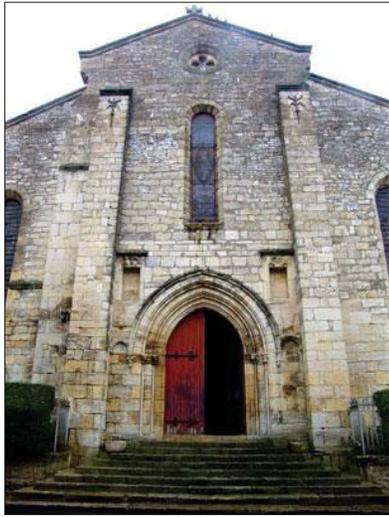
The neighborhood



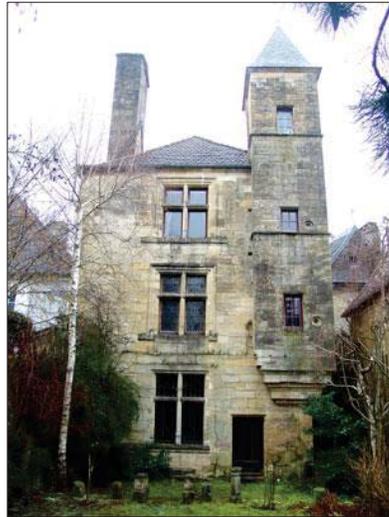
Street View with house (On left hand side)



Street Views



12<sup>th</sup> Century Church, Excideuil



Templar Commandery, Excideuil (next door)

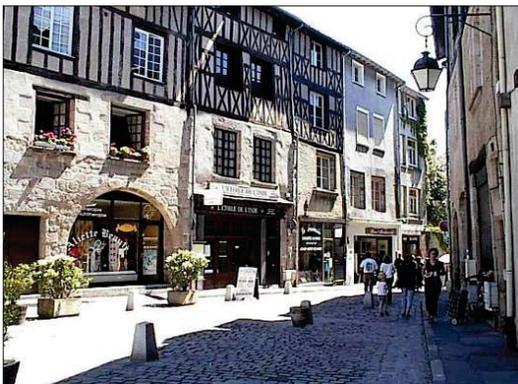
### Nearby Towns



Hautefort



Prehistoric caves, Perigord



Limoges



Jumilhac



**For further information please contact:  
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