

Property with outbuilding and swimming pool on 4500m of land, situated in a calm spot.

EXCLUSIVE



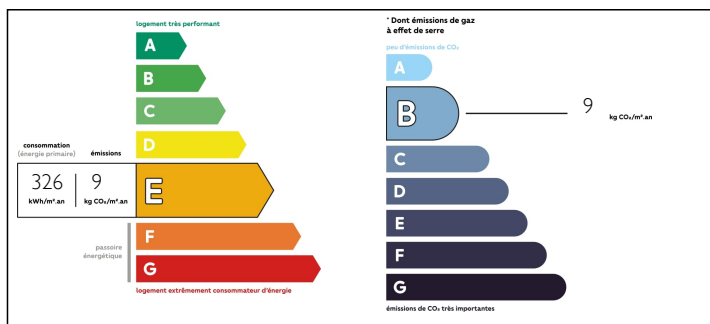
## INFORMATION

Town:	Anlhiac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	4647 m2

## IN BRIEF

Superb stone property, with outbuildings, on 4500m<sup>2</sup> of shaded land, the property is situated in the heart of a little hamlet, calm spot with pretty views over the countryside.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Starting on the garden floor, the house is composed of a lounge area of 41m<sup>2</sup>, with tomette flooring, kitchen of around 13m<sup>2</sup>, and a bathroom.

The first floor offers two rooms (one of 24m<sup>2</sup> with fireplace and the other of 27m<sup>2</sup>), a bedroom of 16m<sup>2</sup> and another bedroom of 17m<sup>2</sup> with private bathroom.

The second floor has one main room of 16m<sup>2</sup> and 3 other small mansarde rooms.

An outbuilding currently used as a workshop, open garage with terrace, utility room, bread oven, covered swimming pool (liner to be changed) and a small shed.

The property is situated on a large garden of 4500m<sup>2</sup>.

## NOTES

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>