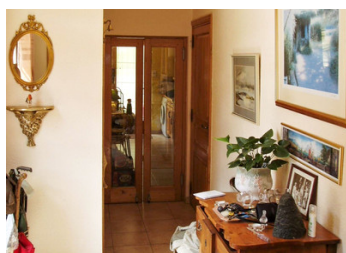


Quality Perigordian-style townhouse with 2 apartments, swimming pool, stream and pretty gardens



INFORMATION

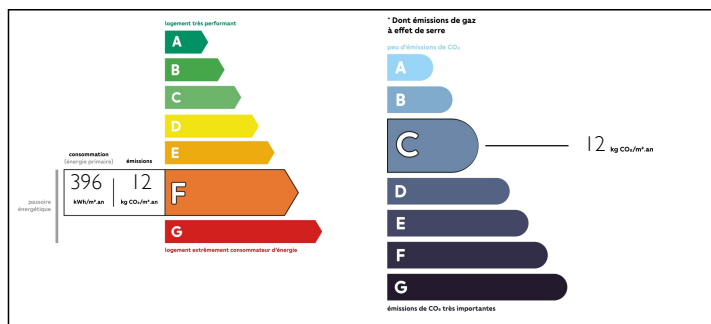
Town:	Meyrals
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	190 m2
Plot Size:	3800 m2



IN BRIEF

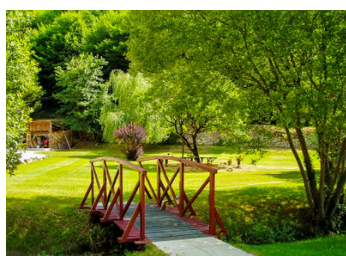
This pretty Perigordian style house is currently divided into 3 apartments with one owner-occupied and the other two enjoyed by visiting family and friends. With a permanent clearwater stream running through the established garden and a 10x5 m swimming pool to enjoy, the property could easily be set-up to welcome guests and provide the new owners with gite income.

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.



LOCAL TAXES

Taxe foncière: 1902 EUR

NOTES

DESCRIPTION

The FOUR BEDROOM owner's accommodation has 2 interconnecting bedrooms (11m2, 15m2) downstairs and 2 bedrooms (13m2, 17m2) upstairs with a bathroom (4m2, 10m2) on each level. The independent kitchen (13m2) with gas hob and electric oven has external rear access and there is a separate dining room (16m2). The living room (22m2) with insert fireplace opens onto a large terrace (30m2) overlooking the grounds and swimming pool. The CONVERTIBLE ATTIC (58m2) covers the entire length of the building and could be used to extend space into either the apartments or owner's accommodation.

APARTMENT 1 (ground-floor) has TWO BEDROOMS (16m2, 11m2) with a shower room (5m2) and a combined kitchen/living room (16m2). Both bedrooms and the kitchen/living area open onto the large terrace (30m2) overlooking the grounds and pool. The fitted kitchen has a gas hob and electric oven and additional rear access. Electric heating.

APARTMENT 2 (ground floor) has ONE BEDROOM (10m2) with an ensuite shower (3m2) and a combined kitchen/living room (17m2) that also opens onto the large terrace (30m2) overlooking the grounds and pool. The fitted kitchen has a gas hob and electric oven and the apartment has electric heating.

GENERAL : Roof retiled in 2011 and ceiling double insulated. The townhouse and both apartments have separate water and electric meters. Two septic tanks.

EXTERIOR : Garden shed/wood storage 3x3m, carport 6x5m.

ALL MEASUREMENTS ARE APPROXIMATE

Information about risks to which this property is