

Stunning property with lake, in the centre of 60 acres of peaceful meadows and woodland in the Perigord Noir.



INFORMATION

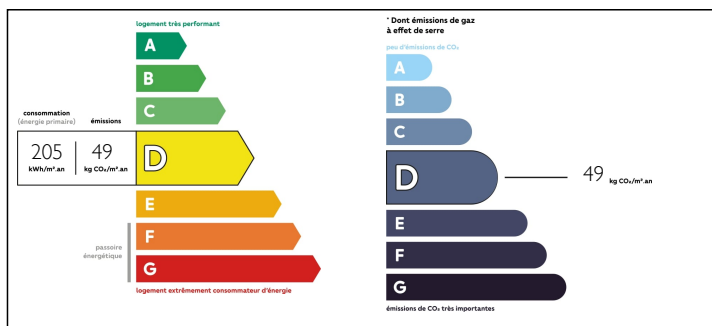
Town:	Saint-Félix-de-Reillac-et-Morment
Department:	Dordogne
Bed:	12
Bath:	8
Floor:	400 m2
Plot Size:	258374 m2



IN BRIEF

Large farmhouse dating in parts back to the 18th century, 3 gîtes and pigeonier around a courtyard with beautiful views. 3 small barns. Modern house for the guardian. Heated salt water pool. 60 acres including a 2 acre fishing lake.

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

The main house offers about 215m² of beautifully renovated living accommodation. On the ground floor you find two living rooms (26m² + 28m²) connected via a large archway, one with open fireplace and leading to a spacious veranda (30m²) overlooking the garden, a dining room (26m²) also with open fire place, a kitchen (18m²) opening to the courtyard with a small herb garden, a utility room and a toilet.

On the first floor a landing serves bedroom 1 (9m²), bedroom 2 (13m²) with built-in cupboard, bedroom 3 (16m²) with shower room/wc en-suite, shower room /wc and a bathroom / WC. Under the eaves of the tower with exposed oak beams is a beautiful bedroom 4 (15m²).

There are several gîtes with one, two and three bedrooms.

Jasmine cottage (4 pers.) enjoys wonderful south facing views over the lake and soft fruit fields, surrounded by woodland across the valley. The cottage itself is heavily timbered throughout.

Ground floor :

Lovely bright comfortable living room with newly installed kitchen with dishwasher and dining area, fully equipped for four people. Double French doors lead onto the patio with lighting. Also a shower room with toilet and hand basin. It has a patio with BBQ and garden furniture and lovely views both down to the lake and across to the pool. There is a television which receives BBC and ITV channels together with a radio and CD player. Wifi available.

Upstairs :

Two bedrooms, one having a king...

LOCAL TAXES

Taxe foncière: 3028 EUR

Taxe habitation: 1825 EUR

NOTES