

Haven of peace for this property comprising house, gite and sw pool. Close to a beautiful village in Perigord



## INFORMATION

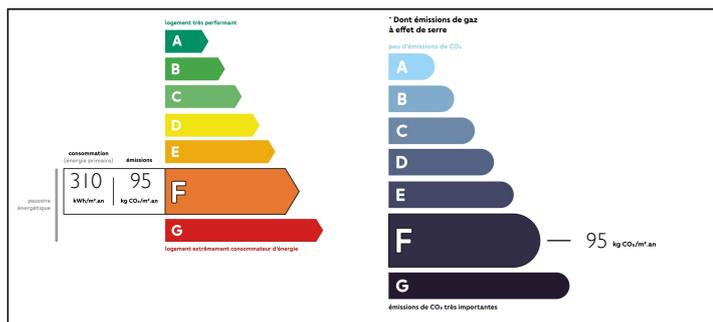
Town:	Trémolat
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	260 m2
Plot Size:	1188 m2



## IN BRIEF

The house and the barn have been restored in 2000. Beautiful enclosed courtyard flowered with privacy with swimming pool. Two/three bedrooms in the main house with one en suite, large and luminous living room, mezzanine as an office with separate bedroom. Large veranda fitted with kitchen. Three bedrooms in the restored barn with large garage and storage rooms. Four bathrooms. Large attic to be fitted for two additional bedrooms. At a few mns from a lovely village. Lalinde at 15 mns with all amenities. Bergerac airport at 35 mns. The Dordogne river only at 10 mns walk.

## 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: **482 EUR**

## NOTES

## DESCRIPTION

This lovely property with numerous benefits is located a few minutes from a beautiful and famous village in the Dordogne. Restored in 2000, you will appreciate in the main house on the ground floor : one en suite bedroom (~14,10m<sup>2</sup>) with shower room and wc(~4m<sup>2</sup>), additionnal bathroom and lavatory(~6m<sup>2</sup>), one dressing room/bedroom(9,50m<sup>2</sup>), a fitted kitchen(~13,05m<sup>2</sup>), a large, light living room(~45,50m<sup>2</sup>) with nice old beams. On the first floor, a large room(~30m<sup>2</sup>) on mezzanine with view over the living room with a balcony. and used as a study. Convenient storage room(~6,30m<sup>2</sup>). Attached you will find a veranda(~45m<sup>2</sup>) with independant living room, dining room and kitchenette. A boiler room with oil fueled boiler in excellent condition, a pool house with the swimming pool pump and a shower room with lavatory are also benefits(~22m<sup>2</sup>).

The large barn, converted, with a spacious garage(~75m<sup>2</sup>) will allow at the ground floor the parking for three cars. Closed storage rooms(~13,90m<sup>2</sup>, 5,80m<sup>2</sup>), a larder(~14,55m<sup>2</sup>), and also a wine cellar(~7,15m<sup>2</sup>). On the first floor, 3 bedrooms(~22,35m<sup>2</sup>, 12,80m<sup>2</sup>, 7,50m<sup>2</sup>) ready to be let, with dressing room, bathroom, shower room, lavatories. On the upper part, a large attic(~75m<sup>2</sup>) could also be easily fitted with two additionnal bedrooms and bathrooms.

The land of 1188m<sup>2</sup> allows easy maintenance.

The Dordogne river is a 10mns walk away, Lalinde 15mns drive with all amenities. Bergerac airport 35mns.

Land tax: €482

Individual sceptic tank.

A must see !