

Large village property offering a family home plus 2 additional apartments



INFORMATION

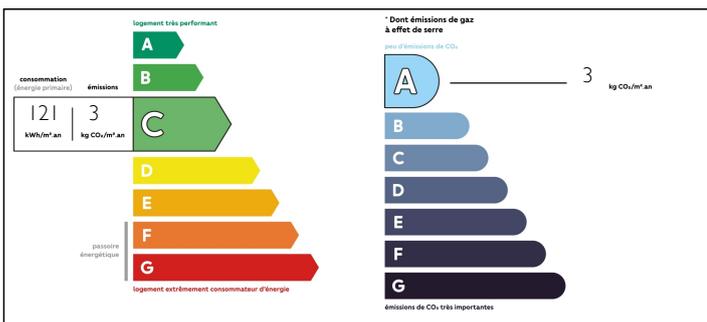
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	285 m ²
Plot Size:	979 m ²



IN BRIEF

This property is located in the heart of the popular village of Saint Saud Lacoussière where you will find a bakers, mini supermarket, a bar, a hotel and a fabulous restaurant. On the edge of the village is a fantastic swimming lake with a snack bar plus a pizzeria

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

You enter the property into a large Hallway. To the right is the main living space. This consists of two bedrooms, two bathrooms, a utility area and then a fabulous open plan kitchen / diner with a log burning stove. To the right is a large living room. There are doors opening out on to the side and rear of the property onto the garden. You can access the very large cellar from an internal staircase from the lounge. Or this can be accessed via garage doors externally. There is parking for a number of cars.

To the left of the main Hallway is a 1 bedroomed apartment with it's own terrace. This is a perfect little rental either as a Gite or as a room for B&B. Upstairs you will find the third apartment. This has two bedrooms, a study, a bathroom and then again a large open planning living space with the kitchen, dining room and lounge. There is a fabulous roof terrace if you step out of the lounge with great views over the back of the village. The property benefits from a nice size lawned garden with a small garage at the end. It has been renovated to a very high standard and is double glazed throughout. It is also connected to the mains drains. St Saud Lacouissere is situated 45 minutes from Limoges Airport, and 1hr 20mins from Bergerac Airport. The nearest town for supermarket...

LOCAL TAXES

Taxe foncière: 915 EUR

NOTES