

4 bedroomed stone house with outbuildings and paddock situated in a small hamlet in the north Dordogne.



INFORMATION

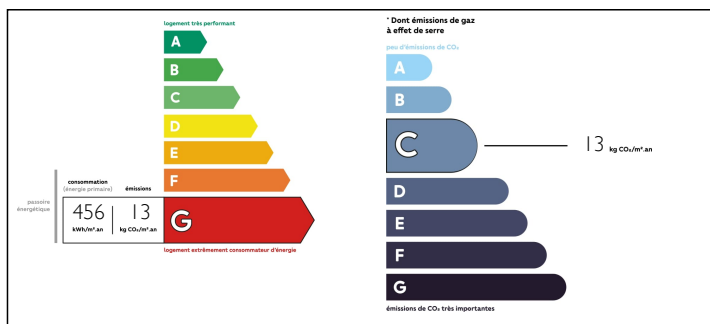
Town:	Mialet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	142.09 m2
Plot Size:	7472 m2

IN BRIEF

Situated in the heart of a small hamlet this fabulous property offers a spacious house with outbuildings and enough land to create a smallholding. It is only 3kms from the village of Mialet where you find all the local amenities you will need.



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

All in all this is a smashing house and would suit a couple or family.

Ground floor.

You enter into a beautiful open hallway with the stairs leading off to the right.

To left is the Kitchen with a log burning kitchen stove (28m²). There are a range of fitted kitchen units and plenty of room for a dining table.

Next to this is a small Utility Room which is very handy to hide the washing machine and for storage and there is also a downstairs shower and WC

To the right of the hallway is the large Living Room with an insert fireplace. There is a double glazed french window opening out to the front of the house. From here there is internal access to the large Garage. You could consider converting this into a downstairs bedroom if required as there are plenty of outbuildings and a lean-to for cars.

NOTES

First floor.

Family bathroom with shower, bath and hand basin. This room is heated via an air vent from the fireplace below. There is a separate WC. You will find 4 bedrooms (10m², 11m², 28m² and 32m²)

The house is connected to mains water.

Outside.

Attached to the side of the kitchen is a wood store (27m²) which could double up as a summer kitchen area.

There is a separate outbuilding (54m²) which could be converted into further living spaces.

The property benefits from a well and a little pool where rain water is collected...