

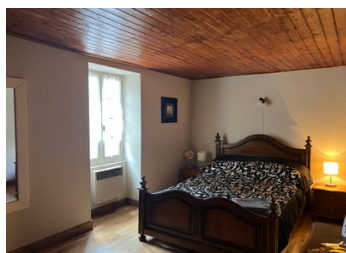
Three bedroomed hamlet property with garden and small area of woodland

EXCLUSIVE



INFORMATION

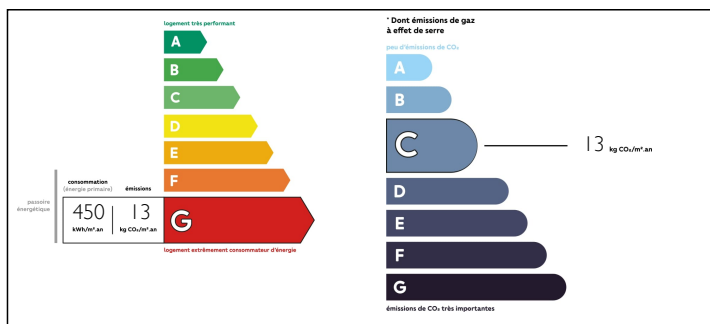
Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	74.5 m2
Plot Size:	4669 m2



IN BRIEF

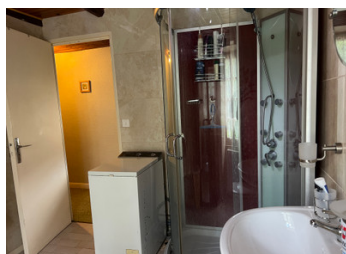
Nestling in the heart of the countryside, this stone property offers 3 bedrooms, a large terrace, a magnificent garden and a small wooded area.

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

Welcome to this stunning property! As you enter, you will ascend a small staircase, leading you into the interior. To the left, you will find the first bedroom, while directly in front of you is the second bedroom, which grants access to a spacious terrace overlooking the garden. There are some steps down to the back terrace. On the right, a corridor will guide you to the family bathroom, and adjacent to it is the third bedroom.

Descending a staircase, you will discover the inviting kitchen and living room, which seamlessly flow into the beautiful back garden. At one end of this delightful space, a cozy log-burning stove awaits, providing warmth and ambiance on cooler evenings. This area is perfect for relaxing and entertaining, with its seamless connection to the outdoors.

The property's layout ensures convenient and comfortable living, offering a harmonious blend of indoor and outdoor spaces. Don't miss the opportunity to make this property your dream home.

The property is situated on the edge of a small hamlet close to the popular village of Abjat Sur Bandiat in the North Dordogne. In the village there is a small school, bar, coffee shop, creperie, bakers, clothes shop and an active Committee de Fete which organises lots of activities throughout the year. This is a popular village with a year round clientele, in addition to the influx of tourists staying in the gites, campsites and hotels of the surrounding area.

More photos available on request plus a...

NOTES