

Large 4/5 bedroom Basque designed house of quality materials and large garden at the edge of a market village

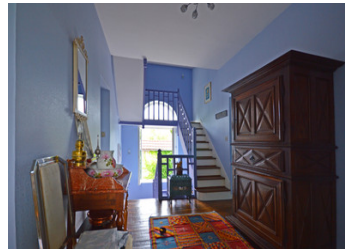


## INFORMATION

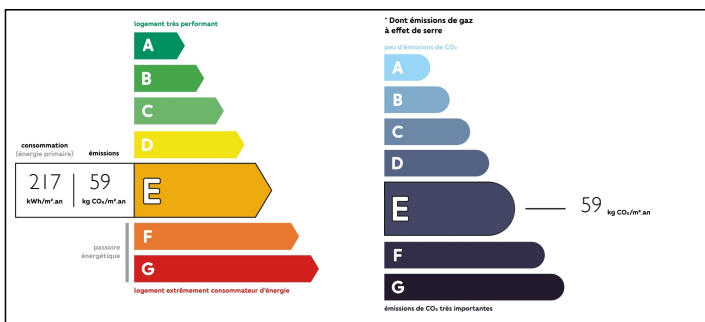
Town:	La Bachellerie
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	225 m2
Plot Size:	2790 m2

## IN BRIEF

Set at the edge of an ancient village in the Périgord Noir, this large square Basque style family house has a large garden bordering fields beyond yet is within easy walking distance to local shops and restaurants. The interior is luminous and beautifully set out incorporating large rooms with polished stone floors and including within a vast dining/living room and a combined kitchen and breakfast area. The upper floors are inter-connected by a majestic staircase that demonstrate a high level of wooden craftsmanship and design that continues throughout the house. There is also a two storey out building and double garage bordering the drive. A unique family sized property of pleasing proportions and fine materials is of sufficient distance yet easy access to the A89.



## 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: **1367 EUR**

## NOTES

## DESCRIPTION

Ground floor

Kitchen and breakfast area, French door to the garden 25 m<sup>2</sup>

Huge salon and dining room with polished stone floor separated by a fireplace with insert wood burner, large double windows 50 m<sup>2</sup>

Hall with polished stone floor 20 m<sup>2</sup>

W/c with washbasin 1.5 m<sup>2</sup>

Wing (former doctor's surgery):-

Room 1 10 m<sup>2</sup>

Room 2 20 m<sup>2</sup>

W/c with washbasin 1.5 m<sup>2</sup>

Small storeroom 2 m<sup>2</sup>

1st floor (parquet flooring throughout)

Landing 6 m<sup>2</sup>

1st bedroom with window 21 m<sup>2</sup>

2nd bedroom with window 9 m<sup>2</sup>

Bathroom, tiled throughout with bath, shower, bidet and w/c 9 m<sup>2</sup>

Utility room 6 m<sup>2</sup>

Study/5th bedroom (leading to 3rd bedroom) 10 m<sup>2</sup>

3rd bedroom with window and double French windows leading onto a balcony 11 m<sup>2</sup>

2nd floor

Bedroom with velux window 15 m<sup>2</sup>

Attic games room 20 m<sup>2</sup>

Outside

Outbuilding with garage and boiler room

Well with circular stone surround

Garden with mature trees

Amenities

Local village shops 5 minutes walk

Local supermarket 9 minutes by car

Airport Brive 35 minutes by car

Station (SNCF) 12 minutes by car

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Information about risks to which this property is exposed is available on the Géorisques website :