

Fabulous 3 bed 3 bath property, renovated to a very high standard, perfect location, 3ha land, stone barn

EXCLUSIVE



INFORMATION

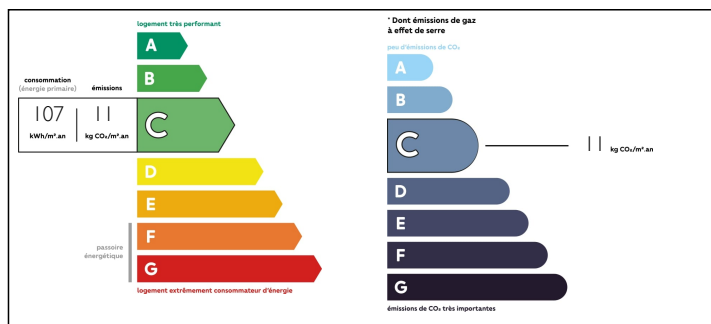
Town:	Dussac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	128 m2
Plot Size:	33925 m2

IN BRIEF

A beautiful property, extensively renovated to provide three bedrooms and three bathrooms. Since 2015 the property has been rewired, PVC wood effect double glazing and gas central heating installed, with the roof being replaced in 2013. Roller shutters and flyscreens to all windows. The kitchen and dining area are stunning! Beautiful flooring throughout, modern bathrooms, wooden stairs, a wonderful mix of old and new, there really is nothing to do to this property, apart from just move in! To the rear of the property a verandah, wooden decking, BBQ area and above ground pool provide an excellent outdoor entertaining space, overlooking unspoilt countryside. With 3ha of land it's the perfect location for horses, with water available at the sides of the fields, and the possibility of adding boxes in the barn, and a great hangar at the rear of the barn providing shade. There is also a small pond. A long private drive...



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: 1200 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Lounge (34 m²), exposed beams, fireplace with woodburner, stairs to first floor.

Bedroom (20 m²), a versatile room currently used as an office and workroom, glazed doors to terrace, door to kitchen, built-in cupboard.

Kitchen (35 m²), modern floor and wall units, island with gas hob, appliances.

Shower room / laundry room (10 m²), shower, WC, washbasin, plumbing for washing machine, gas boiler.

Storage room / rear hallway

Verandah (27 m²)

FIRST FLOOR

Landing

Bedroom with storage for clothes and a bathroom area with a freestanding bath, washbasin and WC.

Bedroom with an ensuite shower and WC and washbasin.

EXTERIOR

Long private drive

Gravelled parking

Stone barn (80 m² with 1st floor storage room), car port and hangar

Wooden terrace, BBQ and above ground pool

Cellar

Polytunnel and vegetable garden

Fruit trees, mature trees and shrubs

Pond

Pastureland

LOCAL AREA

Lanouaille, 10km away, is a lively village with all amenities that you need on a daily basis, including a medical centre and schools. The leisure lake of Rouffiac is only 15km away, where there are beautiful walks, teleski, a large lake complete with beach, and a great restaurant during the summer