

Wonderful 4 Gite complex with 2 bedroomed modern house with pool set in a beautiful hamlet



## INFORMATION

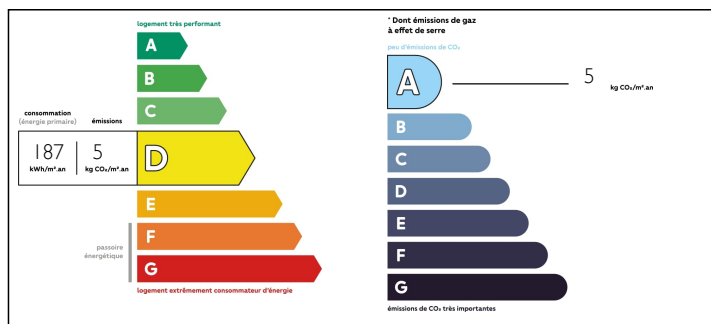
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	14
Bath:	8
Floor:	515 m2
Plot Size:	6981 m2

## IN BRIEF

This wonderful property is situated within the heart of rural France in the Perigord-Limousin Regional Natural Park and only a 5 minute drive to a small village with a bar, bakers and small shop. Slightly further afield you will find swimming lakes and larger towns with all the local amenities you 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.



## LOCAL TAXES

**Taxe foncière: 3600 EUR**

## NOTES

## DESCRIPTION

You arrive at the property and there is a driveway down to the Gites, or another driveway down to the owners house with plenty of parking.

The owner's house is a new build and benefits from the most beautiful views from the under cover terrace which wraps round two sides of the house. Inside is an open plan living room / dining room with the fully fitted kitchen off to oneside. There is a log burner in the lounge and one in the kitchen.

Above the lounge is a mezzanine which is currently used as a hobby room but could be used as a study or studio as it is a very light room. To the rear is a storage room which holds the electric hot water tank. This could be used as another bathroom should you wish.

Going on from the kitchen you will find a shower room with plumbing for a washing machine, a utility room or study, two bedrooms and a bathroom. The main bedroom has a glass doors which open out to the garden and a large vaulted ceiling.

The Gites are built within a longères. All have log burning stoves and all have patio areas to the front and to the rear. The Gites are being sold fully furnished with everything you could need for your Gite business, and more !

The first Gite has two bedrooms, two shower rooms and an open plan lounge / kitchen...