

Beautiful renovated stone farmhouse



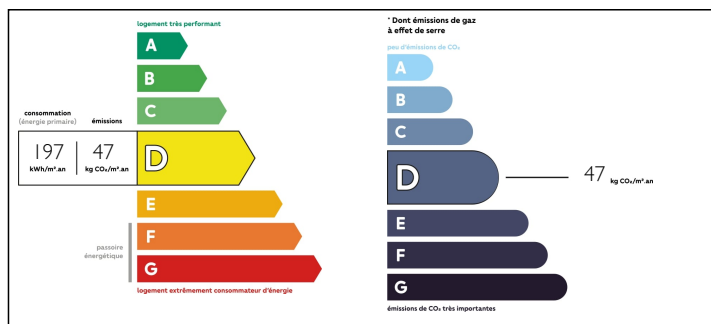
INFORMATION

Town:	Saint-Chamassy
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	395 m2
Plot Size:	6300 m2

IN BRIEF

Beautiful longère (traditional farmhouse) just 5 minutes from shops/schools/train station, set in wooded, enclosed grounds. The house has been completely renovated and has all modern comforts and more! This beautiful stone house is set in a haven of peace with lovely views over the valley. The living space is almost 300m2 and features two beautiful verandas with large bay windows, 4 en suite bedrooms, lounge, dining room, library, kitchen, 2 sculleries and a study. A heated saltwater swimming pool with poolhouse and jacuzzi area, as well as a workshop, carport and double garage complete this beautiful property.

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

This 300 m² farmhouse will charm you with its many assets, its authentic features and its high level of comfort, comprising: entrance hall, fitted kitchen, scullery, boiler room, utility room, conservatory used as a living room, study, dining room, lounge, 4 bedrooms and bathrooms, including an independent studio, large room/veranda of more than 100 m² in front, 3/4 carport, games room, workshop, pool house, jacuzzi, greenhouse, small pond and well-exposed heated saltwater swimming pool. Surrounded by flat landscaped grounds planted with trees, fully enclosed with electric gates and lovely views.

This property is just a few minutes from the village of Le Bugue with all amenities within easy reach.

Details of the rooms and fittings in the house: entrance hall (8m²), fitted kitchen (19m²), 2 back kitchens (22 and 9m²), boiler room (2m²), 2 conservatories (30 and 110m²), study (7m²), dining room (12m²), lounge (31m²), 4 bedrooms and bathrooms (21 - 32 - 52 - 30m²), including an independent studio (52m²), 3/4 carport (74m²), games room (30m²), workshop (21m²), pool house (30m²), jacuzzi (14m²), greenhouse (60m²), small pool and heated saltwater swimming pool (11x5m) with good exposure.

Septic tank.

Double glazed windows.

Oil-fired heating, wood burner and pellet stove.

Private grounds of approx. 6300 m² with two access gates.

Water supply from the Dordogne.

Bergerac 41 km away

Le Bugue at 5 km

Sarlat 27 km away

A lovely place to enjoy life and peace and quiet, yet close to all amenities.

NOTES