

Detached house, 3 bedrooms, hamlet location, swimming pool, panoramic views, pasture and barn for horses.

EXCLUSIVE



## INFORMATION

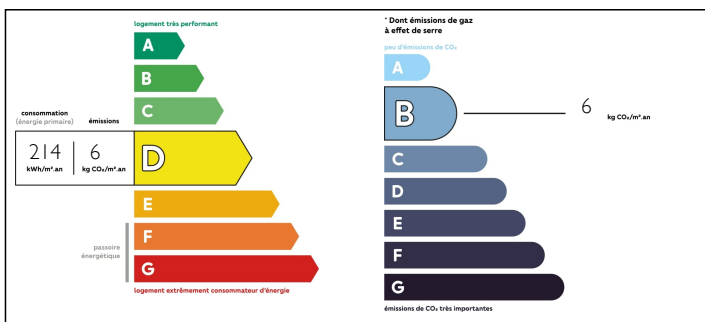
Town:	Sarrazac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	136 m2
Plot Size:	31552 m2

## IN BRIEF

This detached property is located on the edge of a small hamlet where you can enjoy peace, tranquillity and panoramic views over the property's pastureland which is ideal for your horses. Animals will also benefit from the 82m2 barn from which they can enter the pasture. The house is accessed via a smart deck terrace with a covered dining area. Enter the property into a kitchen/dining room separated by a breakfast bar. A large picture window overlooks a neat garden with an inviting swimming pool and pasture beyond. A lounge, bedroom and shower room complete the downstairs accommodation making single-level living possible. Upstairs, two bedrooms each have their own bath or shower room. Outside, in addition to the garden and animal barn, there is plenty more barn space for storage of vehicles, tools and a workshop. The adjacent land is a great area for a vegetable garden. An...



## 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 detached property is located on the edge of a small hamlet where you can enjoy peace, tranquillity and panoramic views over the property's pastureland which is ideal for your horses. Animals will also benefit from the 82m<sup>2</sup> barn from which they can enter the pasture. The house is accessed via a smart deck terrace with a covered dining area. Enter the property into a kitchen/dining room separated by a breakfast bar. A large picture window overlooks a neat garden with an inviting swimming pool and pasture beyond. A lounge, bedroom and shower room complete the downstairs accommodation making single-level living possible. Upstairs, two bedrooms each have their own bath or shower room. Outside, in addition to the garden and animal barn, there is plenty more barn space for storage of vehicles, tools and a workshop. The adjacent land is a great area for a vegetable garden. An ideal property for horse lovers and small holders seeking a serene location surrounded by nature's beauty.

### DINING ROOM (4,6m x 5,9m : 27,4m<sup>2</sup>)

The main property entrance is via the decked terrace into the dining room. Bright and spacious with a large window giving views over the garden, swimming pool and meadow. A pellet burner provides heating. The room is separated from the kitchen by a breakfast bar. Doors lead to the lounge, bedroom and shower room while a staircase leads to the first floor.

### KITCHEN (3,4m x 3,6m : 8,6m<sup>2</sup>)

Kitchen units arranged in a U-shape sit...

## LOCAL TAXES

Taxe foncière: 1179 EUR

## NOTES