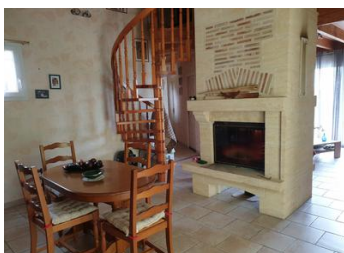


House of 150 m2 with cottage



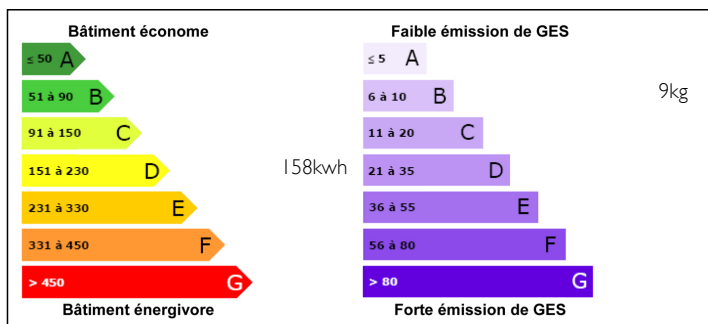
INFORMATION

Town:	Marsac sur l Isle
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	260 m2
Plot Size:	2866 m2

IN BRIEF

This 150 m2 house and its gite are located in a residential area, in a charming no-through road. The entrance hall leads to a fully equipped kitchen, a double living room with fireplace, 2 bedrooms, a bathroom with shower and bath, WC. A staircase leads to a mezzanine, a bedroom with shower room and WC. A large bright veranda overlooking a covered swimming pool. An outbuilding in exposed stone currently converted into a cottage which is sold furnished - living room with kitchenette, bathroom with WC and a bedroom Garage. Cellar.

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

In the middle of a wooded park of more than 2800m<sup>2</sup>, this single-storey house of 150m<sup>2</sup> built in 1996, has a beautiful stone outbuilding from the 18th century.

The house is composed of an entrance hall with cupboard gives you access to a 12m<sup>2</sup> equipped kitchen.

A large living room 38m<sup>2</sup> with fireplace (double insert). A 12m<sup>2</sup> kitchen fully equipped and furnished. A large veranda of 23m<sup>2</sup>, 2 bedrooms with cupboards of 12m<sup>2</sup> and 14m<sup>2</sup>, a bathroom of 9.5m<sup>2</sup> plus a shower and toilets.

The staircase in the living room leads us quickly to the first floor where we find a mezzanine and a bedroom with shower room and WC 17.50m<sup>2</sup>.

The property has an electric heating system, double PVC glazing and a

large swimming pool 10x5m<sup>2</sup> with beaches around and security shelter.

The stone outbuilding consists of a 24m<sup>2</sup> garage, a cellar and a 40m<sup>2</sup> studio which includes a bedroom, a shower room with WC and a living room with kitchen.

## LOCAL TAXES

Taxe foncière:

1800 EUR

## NOTES