

Black Perigord : Attractive 2 bed/2 bath stone farmhouse including guest accommodation (small gîte) - pool and pool house. Quiet country location - over 2.9...



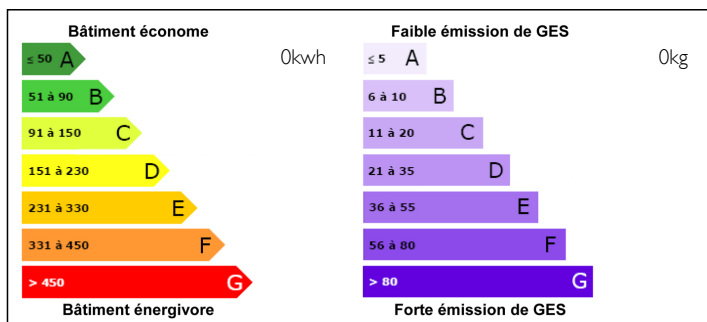
INFORMATION

Town:	PLAZAC
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	132 m2
Plot Size:	12000 m2

IN BRIEF

Set on the edge of a small hamlet and enjoying open country views, this attractive traditional farmhouse offers a welcoming home with guest accommodation (small gîte). The main section of the house benefits from an open plan kitchen/dining area, salon with open fire place and a large bedroom. The attached guest accommodation comprises 1 bed/1 bath – kitchenette/lounge and bedroom. The property also has a storage and poolhouse – 5 x 10 m swimming pool (in need of a new liner) and lovely views towards the valley.

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

Entrance by kitchen 18,5m² with pool and garden access

Salon with chimney - log burner - exposed stone and beams 37m²

Attic space

Main bedroom 34,17m²

Shower room - WC and utility room 10,80m²

Guest area

Lounge with kitchenette 16m²

Shower room 2m²

Bedroom 14,5m²

Attic space

5 x 10m pool (salt filtration) in need of a new liner - sun deck - pool house and storage

Beautiful grounds of 2,9 acres with country side views

Local amenities at 3 km

LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES