

Charming Perigordine style house which occupies a lovely position. Located in the Dordogne.



INFORMATION

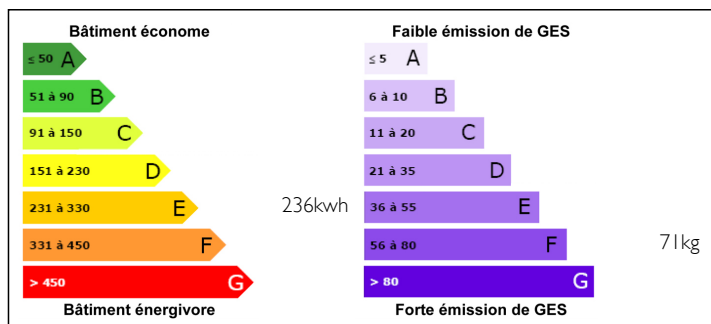
Town:	Saint-Front-la-Rivière
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	2200 m2

IN BRIEF

Large charming Perigordine style house, occupying a lovely position on the very edge of the small and friendly village of St Front la Riviere in the north Dordogne, just 3km inside the Périgord Limousin Regional Park. This updated 4 bedroom house boasts, a large sweeping staircase, oak fitted kitchen, 3 phase electrics, central heating and mains drainage all situated in the middle of its own plot approx 2200m2. This property also has the possibility to aquire extra parcels of constructable land if required. A must see



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: 800 EUR

NOTES

DESCRIPTION

You enter the house from a grand external stairway into the main floor. Currently on this level there is a lounge with fireplace and exposed beams and a modern kitchen. The hallway is very spacious (15.2m²) and benefits from great ceiling height, and leads to the dining room (could also be a bedroom), bedroom, bathroom and separate WC. Also located in the hallway are two staircases.

One leads upstairs to an office which is wood-panelled and has ample additional storage space in two eaves spaces. This floor could easily be a bedroom with the possibility of creating a shower room in one of the storage spaces, which is located above the bathroom below.

Take the stairs down from the first floor and you have a wonderfully renovated basement level, again with great head height. Here you have two bedrooms, a shower room, additional lounge, utility room and a boiler room. The utility room could easily make an additional kitchen; the current owners have installed an oven power point but it is currently not used. There is a separate access from the garden to this part of the house meaning there is a possibility for using it for holiday rentals if desired. It is also a wonderful spot for guests.

Accessed from the utility room you also have a summer room / garage, ideal use for a potting shed or storing summer furniture. It is large enough to fit a car and could be used...