

Lovely four bedroom village house over 3 floors, swimming pool, sunny, secluded courtyard and garden adjoining park with river, in a friendly village with amenities on the...



INFORMATION

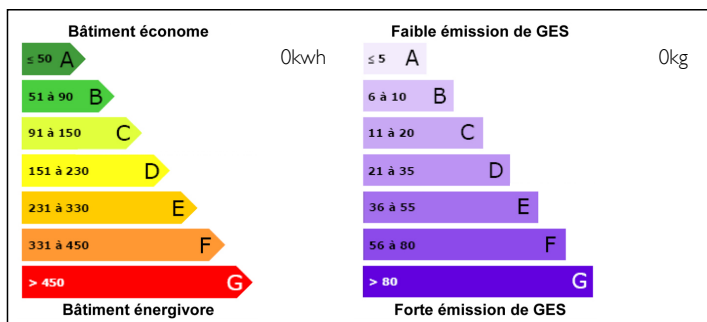
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|-------------|-----------------------------------|
| Town: | LA ROCHEBEAUCOURT ET ARGENTINE |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 246 m2 |
| Plot Size: | 600 m2 |



IN BRIEF

This pretty country house is situated in the heart of the community, in a very welcoming village,, within walking distance of both boulangerie and three bar/restaurants. A perfect family home in a 'living village'.

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

On the ground floor at the rear is a large garden room of 65 sq.m with kitchen, dining and sitting areas. A great party room, opening onto a pretty south facing courtyard and perfumed garden of 435 sq.m. with shaded areas at all times for that glass of cool rosé, and a dip in the swimming pool. The secluded garden overlooks a quiet park with many wonderful trees and the river.

The next floor which is at street level, comprises a large living room of approx. 55 sq.m. with kitchen, dining and sitting areas, full of character, with stone fireplace and original beams. Adjoining a corridor are three bedrooms, a bathroom with large walk in shower, and a charming sitting room opening onto yet another secluded terrace.

The top floor has a very well proportioned bedroom (originally two) of 45 sq.m with beams and original stone fireplace and with its own bathroom.

The house is situated in a village, where you will be warmly welcomed, with a boulangerie, three bar/restaurants, Post office/bank, Hairdressing Salon, Pottery, all within walking distance and other shops opening next year. For the local schools buses pick up the children every morning and evening.

The village offers a very social life with six fêtes/festivals every year. At Easter there is a fun 2 day festival with bands and a parade (see Leggett's Summer magazine, pages 42-45) and in August the Great Duck Race with 1000...

LOCAL TAXES

Taxe foncière: 1250 EUR

NOTES