

****UNDER OFFER**** Character 4 bed home with 2 bed gite and pool, near La Tour Blanche



INFORMATION

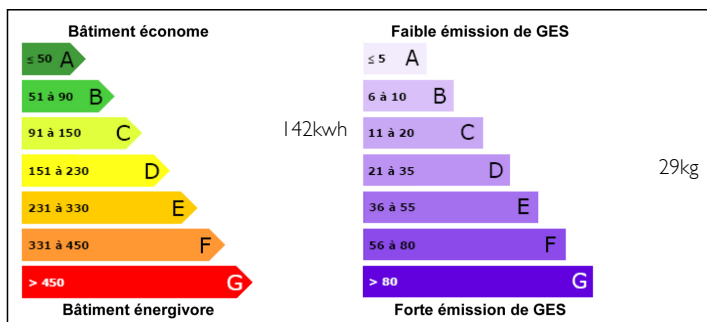
Town:	Saint-Just
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	220 m2
Plot Size:	3480 m2



IN BRIEF

A very individual, spacious property. There are 4 double bedrooms in the main house and 2 double bedrooms in the attached pigeon tower. This could be a large family home or a home plus business opportunity. Pool, private garden, balconies, views, double garage with mezzanine, potential for further development subject to planning permission.

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

Main house :

Ground floor:

Entrance foyer / utility: Door to living area of main house and stairs to the gite. 5m x 3.8m (19m²). There is also a large storage room off this room.

Kitchen: fully fitted kitchen, dual aspect with french doors leading to the terrace and pool area. Tiled floor, gas hob electric oven and extractor. 1 radiator. 6.2m x 3.9m (24m²)

Living room: Spacious with plenty of natural light. Window to the front and 2 sets of french doors to the terrace. Stone fireplace with log burning stove and 2 radiators. 6m x 4.3m (26m²) Little reading / relaxing area attached. 3.15m x 2.3m (7.3 m²)

Useful hallway with under-stairs storage.

Office/ store room: Tiled floor and 1 radiator. 3.2m x 1.6m (5m²)

Shower room: Shower, basin and wc, tiled floor. 2.3m x 1.7m (3.9m²)

Upstairs:

Landing: 3m x 2m (6m²)

Bedroom 1: Wooden floor and 2 windows looking out over the garden and pool. 5m x 4.2m (21m²)

Bedroom 2: 2 windows , garden and pool view. 4m x 3.3m (13m²)

Bedroom 3: 3.6m x 2.9m (13m²)

Bedroom 4: 4.2m x 2.4m (10m²)

Bathroom: Modern fitted bathroom with bath, basin and radiator. 2.8m x 2.4m (6.7m²)

Separate wc

Gite:

Kitchen / Dining: 5m x 2.7m (13.5m²)

Living room: Spacious living room with kitchen area and doors leading out to a balcony which overlooks the garden and pool. 6.8m x 3.6m (24m²)

WC

Upstairs:

Bedroom 1 : Overlooking the garden and pool. 3.9m x 3.2m (12m²)

Bedroom 2: 3.5m x 3m (10.5m²)

Bathroom: Bath and washbasin. 2.7m x 1.8m (5m²)

LOCAL TAXES

Taxe foncière: 1 135 EUR

Taxe habitation: 620 EUR

NOTES