

House comprising kitchen-diner, living room, 3-4 bedrooms, 3 en-suites, terrace and separate garage.



INFORMATION

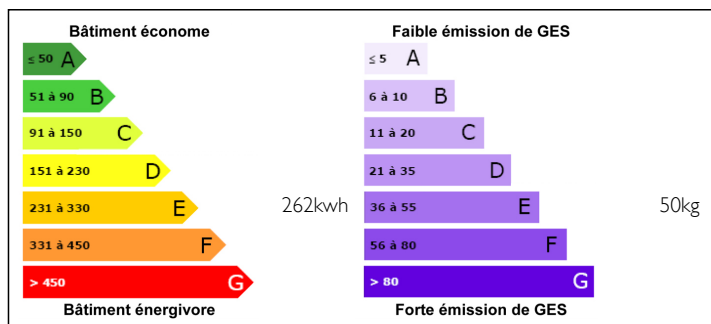
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| Town: | Groléjac |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 114 m2 |
| Plot Size: | 1531 m2 |



IN BRIEF

Charming and deceptively spacious house with flexible living accommodation arranged over three floors. In a peaceful location. It benefits from four bedrooms, three of which have en-suites, a good sized kitchen-diner, living room with feature fireplace, large outdoor terrace, separate garage and a mature, wooded garden.

ENERGY - DPE



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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

This charming house is arranged over three floors and offers flexible living accommodation. It has been previously run as a B&B. It has the benefit of two outdoor terraces from which to take in the lovely views of the back garden.

Accommodation comprises a central living room with feature fireplace (18m²), open hallway (14m²), good sized kitchen / diner (17m²), bedroom 1 (12m²) with en-suite bathroom (5m²) and doors opening onto rear garden, bedroom 2 (9m²) with en-suite shower room (9m²) and doors opening onto back garden, bedroom 3 (14m²) with en-suite shower room (2m²) and bedroom 4 (7m²).

There is a separate garage / utility space to the side of the house.

The larger of the two terraces (20m²) is covered and is a real entertaining space with wonderful views over the garden which stretches out to the rear of the property and is laid to lawn with a mature wooded border.

There is also the opportunity to buy some more land from the neighbour.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 879 EUR

NOTES