

UNDER OFFER Beautiful stone barn, 4 bedrooms, rural hamlet location with uninterrupted countryside views.

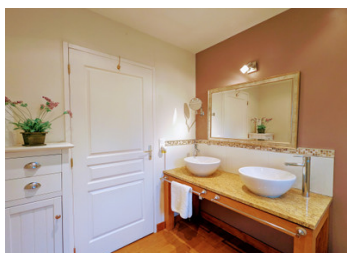


INFORMATION

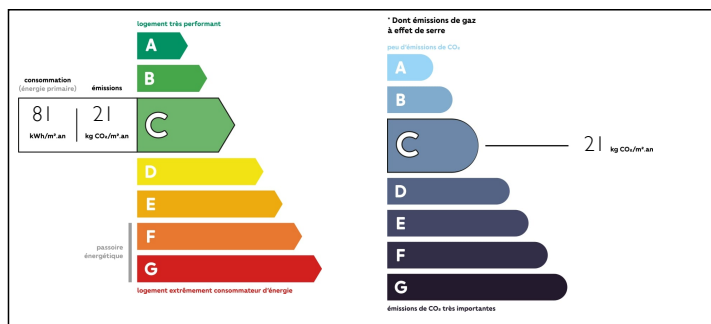
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	5171 m2

IN BRIEF

UNDER OFFER Located near the small town of Saint-Saud-Lacoussiere, a vibrant community with great amenities including 2 hotels with restaurants, cafe, mini-supermarket, bakery and pharmacy. A nearby lake has picnic areas and supervised swimming. During the summer, community events such as night markets fill the central village square. 15 km to the larger town of Nontron, 54 km to Limoges Airport.



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

UNDER OFFER A beautifully finished, converted barn property in a hamlet location among a small collection of neighbouring properties. Fabulous views over open countryside. Situated close to the village of Saint-Saud-Lacoussiere. The property is double-glazed throughout, with modern oil-fed-boiler central heating. Neutral decoration with attractive wooden beams and stonework interior walls. 4 bedrooms including master bedroom with ensuite shower room, 3 further double bedrooms and a family bathroom.

ENTRANCE HALL (12,7m² : 3,3m x 3,9m)

One enters the property into a large, bright entrance hall giving access to the staircase, WC, Lounge and kitchen. Doors and window feature electric exterior roller blinds.

KITCHEN (14,9m² : 3,8m x 3,9m)

Country-style fitted kitchen with windows to the front of the property. Ample space for table and chairs. Hob/oven and fridge/freezer negotiable in sale. A door leads to a Utility/boot room.

UTILITY / BOOT ROOM (8m² : 3,9m x 2m)

Contains a large Oertl brand oil-fuelled boiler, washing machine, and storage space. Access to the front of the house via a heavy, secure door. Location of Linky smart electricity meter.

DINING ROOM / LOUNGE (43,7m² : 8,9m x 4,9m)

A huge, double room space with distinct dining lounge areas. Original stone-work features on 3 of the 4 walls. Double sliding doors at each end of the room open out to a South-facing patio. Further sliding windows in the centre of the room bring in yet more light and views of the garden and land beyond. In the lounge, an imposing...

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