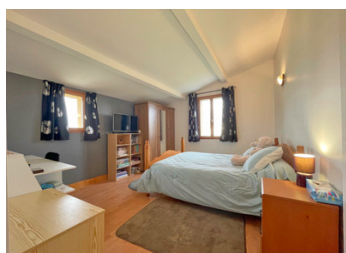


Fully renovated stone house with guest house and barn, in a lively village. Close to schools and amenities.



INFORMATION

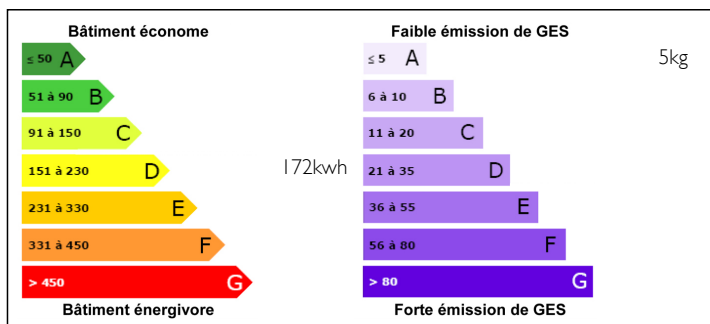
Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	196 m2
Plot Size:	2160 m2



IN BRIEF

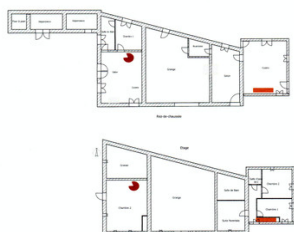
This charming property is located in a residential area of the village. All shops and schools are within walking distance, as well as a pretty beach on the river. Great for multigenerational living - main house plus adjoining smaller house for older or younger family members. Formerly a farm, it now offers a 3 bedroom house and a guest house with 2 bedrooms, separated by a barn. An old bread oven and a well complete this ensemble. The land is suitable for a swimming pool. Ideally situated: - 20 km from Ribérac, a lively town with a large weekly market - 50 mn from Angoulême and Périgueux. - 1h15 from Bordeaux.

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: 1602 EUR

NOTES

DESCRIPTION

MAIN HOUSE

Ground floor.

- Fitted and equipped kitchen (40m²)
- Living room with fireplace (23,5m²) and adjoining barn (65m²) which could allow to enlarge the room considerably.

On the first floor:

- Bedroom 1 (17m²)
- Bedroom 2 (13,4m²)
- Shower room (3,7m²)
- Master suite (16m²) with bathroom (10m²)

GUEST HOUSE.

Ground floor.

- Living room with open kitchen and fireplace (29,4m²)
- Bedroom (12,8m²)
- Bathroom (6,9m²)

On the first floor.

- Attic bedroom with toilet and wc.
- Private and enclosed garden.

OUTSIDE:

- Bread oven
- Well
- Old pigsty
- Garden shed
- Fully fenced garden with possibility to install a swimming pool

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