

Project in the Dordogne. Stone 4 bedroom house with ample living space and pool. To be renovated

EXCLUSIVE



## INFORMATION

Town:	Cunèges
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	1765 m2

## IN BRIEF

This stone house has to be seen to be appreciated, but needs complete renovation. It is in a very pretty hamlet close to the village of Sigoulès with its shops, bakery, and schools, ideal for a permanent home or holiday home.



## 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: **1433 EUR**

## NOTES

## DESCRIPTION

Ground floor

Entrance 3.4 x 2.1m - Tiled floor with staircase to the first floor

Dining Room 3.5 x 10.4m - Tiled floor, and fire place.

Music Room 3.75 x 7.8m - Tiled floor and double aspect views, raised area to the rear of the room used as a mini-stage for concerts.

Library 5.20 x 4.5m Tiled floor, fireplace and double aspect window openings.

Bedroom one 3.1 x 2.4m - Ensuite bathroom - 2.1 x 2.3m - WC, basin and shower. Tiled floor.

Kitchen 6.2 x 4.3m Fitted with base and eye level cupboards, remains of an old chimney breast. Tiled floor and a door to exterior.

Laundry (ancient pressoir) 2.50 x 3.1m Tiled floor

Store Room 4.7 x 2.4m Tiled floor, double aspect windows

First floor Mezzanine 5.50 x 3.49m Wooden floor.

WC 1.7 x 0.7m - WC and Basin. Wooden floor.

Hallway 1.7 x 1.7m Wooden floor

Bedroom two 3.9 x 5.3m - added bonus of basin. Wooden floor

Family Bathroom 2.8 x 4.4m -Bath, Basin, Shower, WC, and bidet. Wooden floor.

Bedroom three 2.8 x 5.1m - Wooden floor.

Bedroom four 4.2 x 4.5m Tiled shower cubicle and basin. Wooden floor

Outside.

Adjoining workshop accessed by covered entrance 4.9 x 5.3m Internal door and window into garage.

Concrete floor

Garage 5.1 x 5m Wooden sliding doors. Concrete floor

Pool in need of complete renovation

Large garden to 3...