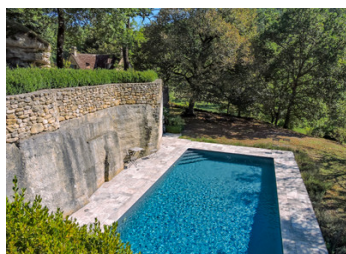


Impressive stone property comprising versatile 4 bed/4 bath accommodation -pool - barn and 34 acres of land



INFORMATION

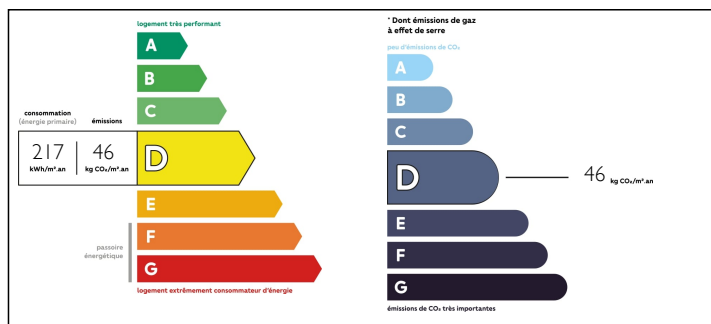
Town:	Fleurac
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	190 m2
Plot Size:	142100 m2



IN BRIEF

This outstanding stone complex is approached from a private lane. Offering an atypical layout with 4 bed/4bath all being independent and at the same time linked by a lovely terrace offering a splendid view towards the valley. The main house hosts a cosy salon, a good-sized open plan kitchen and ensuite master bedroom on the first floor. On ground level 2 further double ensuite rooms complemented by a converted barn offering a 2/4 bed guest accommodation. Large barn - carport - splendid pool and 34 acres of mixed grass and woodland including a little stream. Gas central heating - partially double glazed.

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

Bedroom 1 : 22,50 m2 ensuite

Bedroom 2 : 20 m2 ensuite

Summer kitchen 9,50m2

Wine cellar 8,50

First Floor

Lounge with open plan kitchen 32,50m2

Living room 21,50m2

Upper floor

Bedroom 3 : 14m2

Bathroom 6m2

Guest house

46,24 m2 spread over several smaller areas and shower room

Utility room 6m

Barn + carport

Heated pool 5 x 10 m

Restaurant within 5 mn drive

Rouffignac - local amenities 7 km

Les Eyzies 10km

Sarlat 30km

Bergerac and Brive la Gaillarde airports at 1H

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

LOCAL TAXES

Taxe foncière: **834 EUR**

NOTES