

**\*UNDER OFFER\* 3 bedroom character stone house + large 1-2 bedroom gîte. Swimming pool, garden, land.**

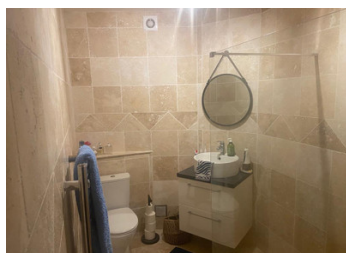


## INFORMATION

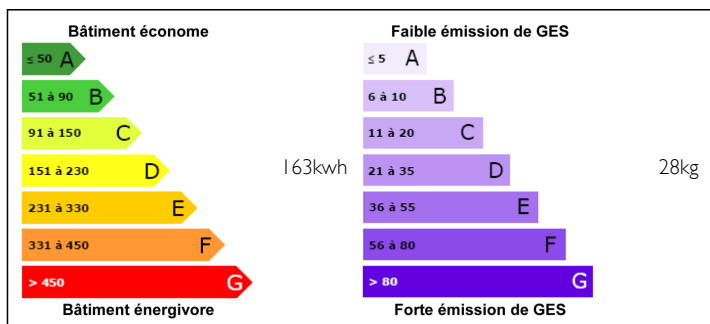
Town:	Allemands
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	39250 m2

## IN BRIEF

Walking distance to bakers, restaurant and bar. 10 minutes to the market town of Ribérac, 15 minutes to Aubeterre. This property is ideally positioned with easy access to Bergerac, Limoges and Bordeaux airports.

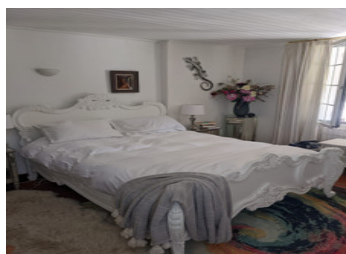


## ENERGY - DPE



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: 1590 EUR**

## NOTES

## DESCRIPTION

Access to this property is via a small country lane. Gates open into a parking area with access to the garage. A path leads to the main house which is south facing offering light and airy accommodation. It is full of original character with beamed ceilings, terracotta floor tiles and charm.

SITTING/DINING ROOM (50m<sup>2</sup>) with 2 sets of French doors opening onto the covered terrace. Attractive fireplace with a very efficient log burning stove.

HALL (12m<sup>2</sup>)

KITCHEN (13m<sup>2</sup>) New, with a selection of storage drawers and units, leading to a laundry area.

W.C.

BEDROOM 1 (20m<sup>2</sup>) Master Bedroom overlooking garden and pool area

BEDROOM 2 (18m<sup>2</sup>) with large built-in cupboards

BEDROOM 3 (10m<sup>2</sup>)

SHOWER ROOM (5m<sup>2</sup>) with shower, W.C., basin and heated towel rail

GARAGE (28m<sup>2</sup>) with and electric up and over door with remote control (zapper). There is direct access from the house into the garage. The oil-fired boiler (Atlantic approx. 3 years old), oil tank and hot water tank are house here.

CAVE (13m<sup>2</sup>) ideal for wine, fruit and veg storage as the temperature stays the same through summer and winter.

COVERED TERRACE is on the south side of the house, which is enjoyed for eating and entertaining at least 6 months of the year.

SEPARATE GITE

LIVING ROOM (34m<sup>2</sup>) with a working fireplace

KITCHEN (8m<sup>2</sup>)

SHOWER ROOM (5m<sup>2</sup>) with shower, W.C. and basin

1st Floor

BEDROOM (45m<sup>2</sup>) this room could very easily be divided into 2 good size bedrooms it would even be possible to install another bathroom.

PRIVATE TERRACE