

Equestrian property, comprising 6 beds, swimming pool, large plot of land, superb views. Black Perigord.



## INFORMATION

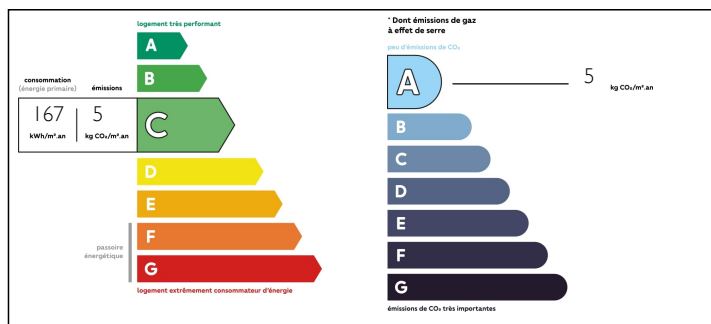
Town:	Pays de Belvès
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	251 m2
Plot Size:	61000 m2



## IN BRIEF

Charming house renovated with good thermal insulation in the heart of 15 enclosed acres comprising 6 bedrooms, 6 baths including 5 en suite as well as a two bedrooms, two bathrooms apartment. This property has a great equestrian potential with a 300m2 open barn, an exercise track for horses and many meadows (15 acres of land). The house has lovely views of the surrounding countryside, a swimming pool with a large tiled terrace and is located a few minutes drive from the bastides of Monpazier and Belvès.

## 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: 2033 EUR**

## NOTES

## DESCRIPTION

Superb property renovated in the heart of 15 enclosed acres comprising six bedrooms, six bathrooms, including 5 en suite and a two bedrooms independant apartment.

This beautiful set has a nice equestrian potential with a 300m2 open barn, an exercise track for horses and many flat meadows (About 15 Acres.).

The house has lovely views of the surrounding countryside, a swimming pool with a large tiled terrace and is located at a few minutes drive from the bastides of Belvès and Monpazier.

It has been renovated to highly standards and has many benefits. Among others, double glazing, updated electric radiators and two wood-burners as well as an entirely restored private apartment.

Divided on three levels:

Upper ground floor:

accessible by steps from the gravelled parking area and the upper ground floor sitting area (36 m²).

Entrance hall (10 m²) with wooden laminate, exposed beams and staircase leading to the second floor and to the basement an independant apartment with private entrance.

Hallway (5 m²) with laminated wooden floor.

Lavatories, hand wash basin.

Laundry and utility room (5 m²), connections for washing machine and drainage.

Living room and separated office (30 m²) double exposure, with laminated wooden floor, exposed beams, wood burner and double French doors leading to a large and comfortable tiled terrace.

Kitchen / dining room (35 m²) with laminated wooden floor, exposed beams, wood burner, French windows leading to the covered terrace and the swimming pool. The new fitted kitchen has built-in appliances and central island.

First floor:

Landing...