LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A16857 Price: 590 000 EUR

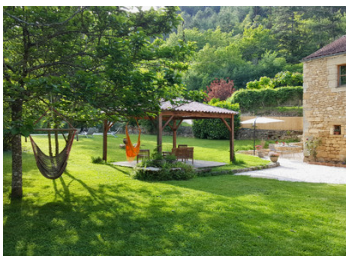
agency fees to be paid by the seller

Delightful stone Perigordian house with a gite plus a B&B room and swimming pool near the river and chateaux



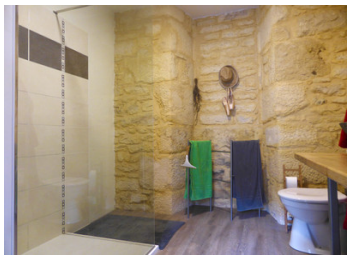












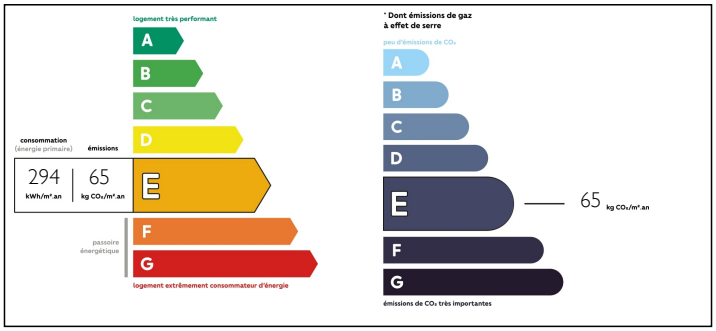
INFORMATION

Town:	Castelnaud-la-Chapelle
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	266 m2
Plot Size:	2156 m2

IN BRIEF

Gorgeous 4-bedroom main residence (164m2) with a large independent B&B room (40m2), a 2-bedroom self-contained gite (62m2) and a 5 x 10m swimming pool with new liner set in pretty gardens in a great location near the river and valley of the five chateaux

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.

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LOCAL TAXES

Taxe foncière: **2209 EUR**

NOTES

DESCRIPTION

MAIN HOUSE (164m2)
GROUND FLOOR
Large island KITCHEN/DINING area (47m2) with timber floors, exposed stone walls, exposed beams, freestanding gas cooker
Large SALON (34m2) with timber floors, exposed beams, woodburning stove and French doors to the garden
Ground-floor BEDROOM (24m2) with ensuite Italian shower room and toilet and direct access to a covered terrace
Separate toilet

FIRST FLOOR
1 x BEDROOM (21m2) accessed via a spiral staircase in the living room
2 x BEDROOMS (13m2, 14m2) accessed via a timber staircase in the kitchen/dining room and separated by a LANDING (7m2) with sufficient space for a sitting area
BATHROOM (4m2) with velux window, shower and toilet

BASEMENT (48m2) with high ceiling that spans the full length of the main house

CONVERTED BARN
GROUND FLOOR
OFFICE (13m2) with electric heating
STORAGE ROOM (28m2)

FIRST FLOOR
Large B&B ROOM (26m2) with tiled floors, exposed beams and ensuite bathroom with bath, shower and toilet (13m2)

GARAGE (38m2) with concrete floor

GITE (62m)
GROUND FLOOR
Open plan KITCHEN/DINING/LIVING area (35m2) with floating floors, double glazing and French doors to the garden