

Stunning Country House situated on the edge of a small hamlet in the North Dordogne.



INFORMATION

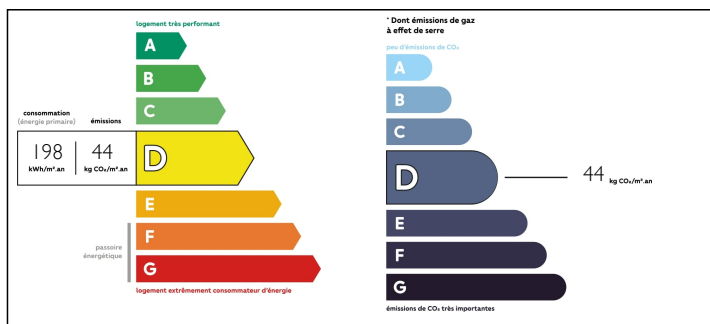
Town:	Saint-Priest-les-Fougères
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	248.5 m2
Plot Size:	8655 m2

IN BRIEF

This great house is near to the village of St Priest Les Fougères in the North Dordogne. It is just a short distance away from a small town with all amenities and a train station and only 50 minutes from Limoges Airport.



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: 1200 EUR

NOTES

DESCRIPTION

You enter the property via double gates into a large courtyard with the house to your right and the barn/workshop to the left. To enter the house you can use the porch which opens directly into the fully fitted kitchen with a granite worktop(25m²). From here is a handy pantry and then a downstairs bathroom.

You then go through to a large living room with a feature fireplace. To one corner is a reading corner / snug. There are windows to both sides of this room, one side over looking the courtyard and one side to the beautiful back garden.

You can then go through to another large room which is currently used as an arts studio but could make a second living room or you could create a little annex / apartment here. There is access to the study / bedroom 4 (10m²) from here and then access to the large cellar beneath.

In the cellar you will find plenty of room to store wine. There is also the oil fueled boiler down here and an electric hot water tank for the summer.

On the first floor there are 3 spacious and bright bedrooms. Plus there are two bathrooms. One with a large freestanding bath and one with a shower.

From one of the bedrooms there is a secret doorway through the wardrobe to another large room which could also be used as bedroom. This has it's own staircase down...