

Beautiful setting for this 4 bedroom newly renovated house, 3 bedroom gite and pool. Visit is a must!!



INFORMATION

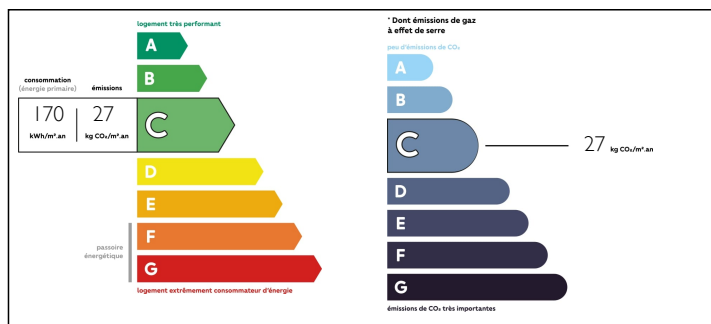
Town:	Payzac
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	275 m2
Plot Size:	5600 m2

IN BRIEF

A chance to walk in, unpack your suitcases and open your own gite business. The main house has been recently updated and is now a clean and bright modern home. The gite is sold completely furnished; everything needed for your guests to enjoy a fabulous holiday. Bookings already in place for 2023. For more photos please contact the agents.



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

A central courtyard serves both the gîte and the main house with beautifully landscaped garden all around.

The main house consists of a large modern kitchen (20.9m²) with white units and wooden work surfaces plus a double butler sink.

From the kitchen there is a lovely warm living room (29.6m²) with wood burner, stone walls, beams and a large feature window.

The first of the 2 downstairs bedrooms is currently being used as an office, a large room with lovely views over the garden (15.5m²). The second downstairs bedroom is equally a good size, bright and newly decorated. (16m²)

Utility room (6m²) next to a brand new modern bathroom (6.6m²) with bath, hand basin and WC.

Staircase leads to a first floor landing area with enough space for a reading corner.

There is a large bathroom (11.6m²) with shower, sink and WC and two spacious bedrooms. (27.4m² & 29.1m²)

To the rear of the main house there is a private terraced area.

The gîte opens into a living room (26m²) with wood burning stove and tiled flooring. The kitchen (9.6m²) is fully equipped and functional for holiday makers.

The gîte is sold with all furniture, equipment, utensils plus adult and children's bicycles.

There is a downstairs bedroom (18.8m²) plus a downstairs bathroom (5.5m²) leading from the kitchen.

On the first floor there is a small twin bedroom and

LOCAL TAXES

Taxe foncière: 2100 EUR

NOTES