

UNDER OFFER Character 4 bedroom Périgourdine with large stone barn, grounds of 3.2 hectares , swimming pool.



INFORMATION

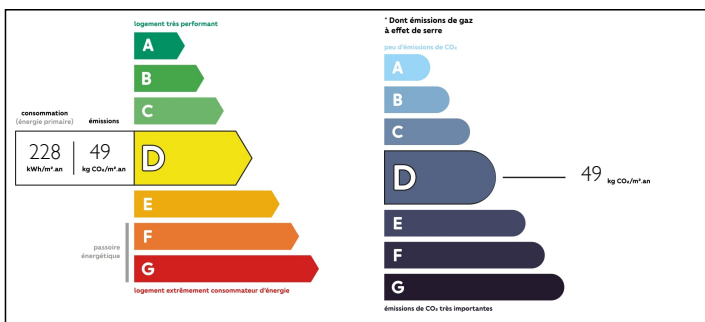
Town:	Saint-Géraud-de-Corps
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	32000 m2

IN BRIEF

If you are looking for the peace and quiet of the countryside look no further this property is for you ! 4 bedroomed, 3 bathroom house with swimming pool in good condition, with a small studio .



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

The house :

Ground floor:

Living room with fireplace, tiled floor, door to conservatory and to the terrace. 43.35m²

Veranda- 20.99m² with tiled floor and door out to terrace.

Dining room - 35.61m² with fireplace, door to terrace, door to kitchen.

Kitchen - 11.82m² fully fitted, with tiled floor.

Shower room. 6.67m²

Upstairs:

4 bedrooms 18.52m², 11.03m², 5.46m², 9.54m²

2 bathrooms - 6.09m², 6.39m²

Exterior

Large barn - 84m² Barn next to studio 32.74m² , Middle Barn 27.97m²

Studio apartment - 33m²

Swimming pool 11 x 5m

Land all around the house. 3.2 hectares

Technical:

Central heating, kitchen, roof insulation and sound proofing between upstairs and downstairs installed in 2005/2006

Roof overhauled in 2014

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES