

Immaculate 3 bed 2 bath property, (2 bedrooms and bathroom on ground floor), with outbuildings and 2HA land

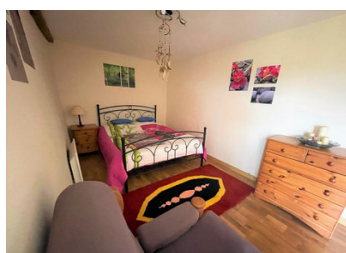


INFORMATION

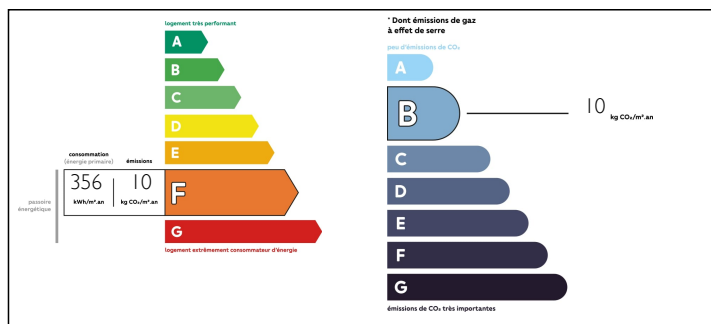
Town:	Lanouaille
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	19976 m2

IN BRIEF

A beautiful property enjoying an elevated position overlooking open countryside. Originally built in the 1880s it was extensively renovated in 2008 and provides an extremely comfortable, stylish home. It is well laid out, and benefits from two bedrooms and a bathroom on the ground floor. The property is entirely insulated and has oak double-glazing throughout. Heating is via two woodburners, one in the lounge which easily heats the whole property, but for those colder days there is a second woodburner in the hallway, supplemented with electric heaters in the bedrooms. There is a gravel driveway with parking for 3 or 4 cars which leads to a large paved patio along the front of the house. A large, raised terrace at the rear, west facing, is perfect for watching the sunset! The nearest supermarket is less than 3km away, along with the village of Lanouaille, which enjoys several bars and restaurants, shops, college...

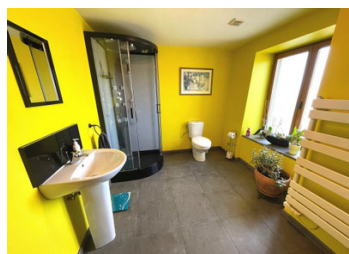
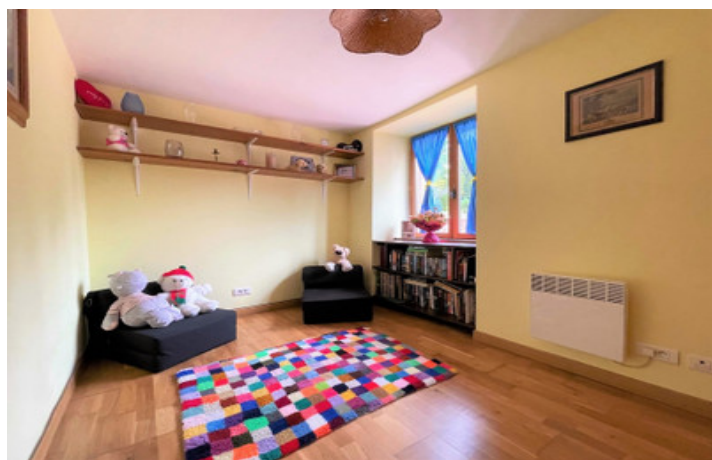


ENERGY - DPE



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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: 1552 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Main entrance into :

Kitchen / Dining room / Lounge (42m²). A beautiful open light and airy space, with its cathedral ceiling, exposed beams and wood-burning stove. French doors lead to a large tiled terrace at the rear. The kitchen has fitted units, built-in electric oven with gas hob plus a built-in dishwasher. Space exists for an under counter fridge and freezer, and there's a large pantry.

Hallway / office space (12m²), wood-burner, built-in cupboard housing the water tank and electric board.

Shower room (9m²), tiled floor, multi-jet shower cabin, wash hand basin and toilet. Low-level storage units. Plumbing for a washing machine.

Bedroom (14m²), window to rear.

Bedroom (9m²), window to front, built-in cupboards.

FIRST FLOOR

Mezzanine (8m²), currently used as an office space, overlooking the lounge below.

Master-suite comprising - en suite shower-room with shower, WC, washbasin and heated towel rail. Walk-in wardrobe and the main bedroom (12m²). Exposed beams, under-eave storage.

Oak floors throughout.

Cellar.

EXTERIOR

The house is surrounded by its own land, mainly laid to lawn, with a paved terrace area to the front, with