

**UNDER OFFER** Charming Stone Property w/ in-ground swimming pool, barn and beautiful private garden



## INFORMATION

Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	4714 m2



## IN BRIEF

This charming property will seduce any buyer from the get go. Situated in the Perigord Vert in the north of the Dordogne, its location is second to none. It has been beautifully renovated yet retains the quintessential qualities of a French Country Home.. Warm and inviting with numerous outdoor entertaining areas. In the adjoining barn you will find a cozy guest annex with views on the beautiful garden.

## 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: 803 EUR**

**Taxe habitation: 501 EUR**

## NOTES

## DESCRIPTION

You enter the property into the main living area with a wood burning stove. This leads to a large eat in fitted kitchen with stunning views.. The back door brings you out to a large tiled terrace with steps up to the in-ground swimming pool. There are numerous flower and vegetable beds. A vast field with far reaching vistas surround the property. A really cute guest suite with w.c. and sink is housed in the large barn where there is definitely scope for further accommodation or a workshop.

To the right of the kitchen is a nice surprise, a spacious utility/mudroom come shower/bath which is entirely tiled and has plenty of space for storage.

Upstairs are two very nice sized bedrooms, one of which has a shower and sink. Both have large integrated cupboards. There is a w.c. located on the landing between them.

Living Room 23,5m2

Eat in kitchen 21m2

Utility/Mudroom/Shower Room 11m2

Landing 2,3m2

Upstairs w.c. 1,1m2

Bedroom One 15,9m2 Bedroom Two 17m2 -  
ensuite 3,4m2

Guest suite with sink and toilet in annexe 10,m2

Terrace outside kitchen 38m2

Inground swimming pool 9x4m2

All measurements are approximative

More pictures available upon request

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