

Beautiful property situated in a quiet hamlet with 4 bedrooms, stunning views, large living areas



INFORMATION

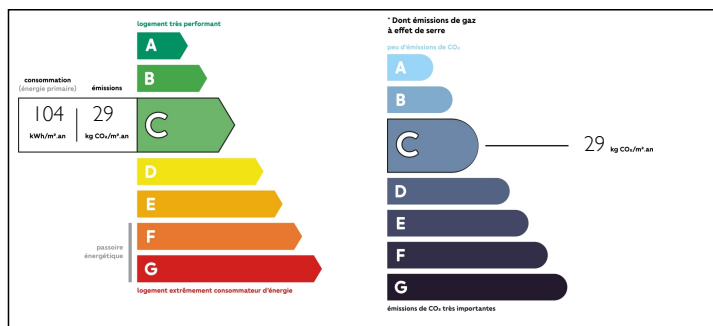
Town:	Mialet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	198 m2
Plot Size:	4661 m2

IN BRIEF

It is only 4kms from the village of Mialet in the North Dordogne where you find all the local amenities you will need. It is just 45kms from Limoges International airport. In the village there is a school, a bakery, a mini supermarket, post office, hair dressers, and a bar plus a small weekly market.



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

This property was constructed in 2005 and as you will see needs some finishing off. However it is a very elegant house in a great position and will provide very comfortable family living.

You enter the property into a large open plan Hall. To the right is a Dining room area 34.75m² and to the rear there is room for a kitchen 12.18m² (currently this area is used as a dining area). Next to this is a Utility Room 7.56m² and a WC 1.85m².

To the left of the Hall is the Living Room space 22.06m². There are 3 Bedrooms 16.3m² 15m² and 14m² and room for a Bathroom 7.34m². The water and waste connections are therefore the bathroom but this is just an empty room without a bathroom suite installed.

From the Hallway you have access to the first under covered terraced area 38.64m² with outreaching views over the countryside.

Downstairs is the Kitchen 17.42m², a cellar 8.3m², a boiler room 11.14m², a bedroom 13.57m², a shower room 6.94m² and access to the 2nd under covered terrace area 38.64m². There is also internal access into the large Garge with room for at least 4 cars 106.72m². This space downstairs could be used as a Gite or Annexe for relatives and is all on one level.

Outside you have a large garden with mature trees and shrubs.

The property does need to be rendered or clad on the...

NOTES