

Charming detached Perigourdine house in a woodland setting.

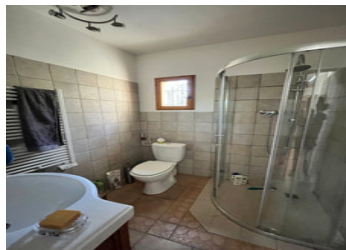


## INFORMATION

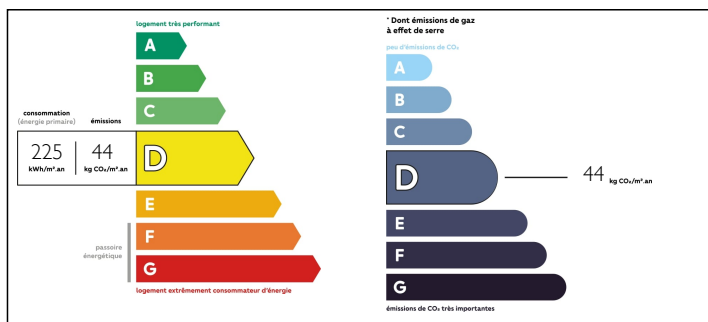
Town:	Montazeau
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	112 m2
Plot Size:	6655 m2

## IN BRIEF

Accessed via a 50 metre driveway and with ample parking the house offers a private and peaceful setting.



## 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: 476 EUR**

**Taxe habitation: 320 EUR**

## NOTES

## DESCRIPTION

The Ground Floor Accommodation:

Hall (with radiator) leading from the veranda and the main entrance.

Living / Dining Room

Double aspect with woodburner and 2 radiators plus French doors leading to:

An attractive timber-framed veranda overlooking the front garden.

Fitted kitchen, accessed from:

The hall or the veranda's French windows

Family bathroom (with radiator) and separate toilet (with radiator) off the main hall

From the hall a short flight of steps leads down to a second living space comprising:

A large light and airy 2nd living room (can also be used as a further bedroom) with a woodburner / radiator. French windows lead out to a paved patio (terrace 2) overlooking the woodland, making it an ideal setting for relaxing and dining.

Shower room with walk-in shower, vanity unit, toilet and electric towel rail / radiator

There is also an adjacent room currently used as an office which could become a kitchen to make this living area a large self-contained studio apartment with separate external access.

The First Floor Accommodation

From the hallway on the ground floor an attractive oak staircase leads up to:

Bedroom 1: A spacious double room with beech hardwood flooring (radiator) with views over adjacent woodland. There is also an en-suite cloakroom (radiator)

Bedroom 2: Another light and airy double room (radiator) with beech hardwood flooring and enough space to be used as a family room. There is under-eaves storage and the room overlooks the...