

UNDER OFFER Character stone house, with gite, 2nd house, stone barns, garden and land ~ in a peaceful hamlet.



INFORMATION

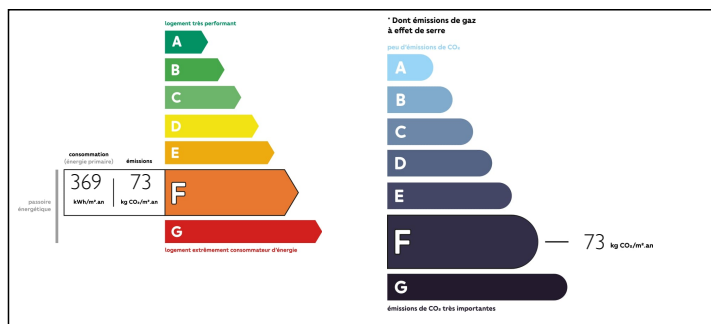
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	205 m2
Plot Size:	2260 m2

IN BRIEF

This beautiful property is situated in a beautiful, tranquil, rural hamlet close to the picturesque towns of Brantome and Mareuil-en-Périgord, and only 45 mins away from the hustle and bustle of Angoulême with TGV links to Paris and beyond. Limoges international airport is just 1 hr and 20 mins away.

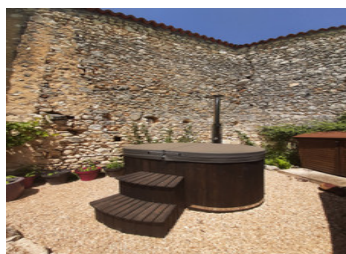


ENERGY - DPE



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: 1276 EUR

NOTES

DESCRIPTION

The Main House:

Stepping into the entrance hall of this house, you'll find a ground floor bathroom and utility in front of you, and the dining room to your right, the kitchen to your left.

The fitted kitchen is large, and well lit, with the fully glazed door giving direct access to the terrace. There is a wood burner, for keeping cosy in winter, and room enough for a kitchen island, and a dining table and chairs.

From the kitchen you access the lounge, which like the kitchen, has a lovely wood floor and fully glazed door out onto the terrace. It also has a wood burner for snug winter evenings.

Stairs lead up from here to the two large bedrooms, with lovely views. There is a large bathroom here that connects directly to one of the bedrooms. The other bedroom has a large walk in wardrobe, which gives access to a large attic above.

Going back downstairs and turning right at the entrance hall, you'll find the dining room. This is a charming room, with wonderful original stone features and niches. It has a fully glazed door giving access onto a private patio area of the terrace, looking out onto the secluded pool area of the garden. This room is quite grand, with a double height ceiling, with a staircase going up to a fully encircling mezzanine level

Presently the mezzanine serves as a large bedroom, and open office space, with room for a large sofa too!

This house...