

Very nice 4 bed stone property with lovely garden and views. Superb pool and summer kitchen with chimney.

EXCLUSIVE



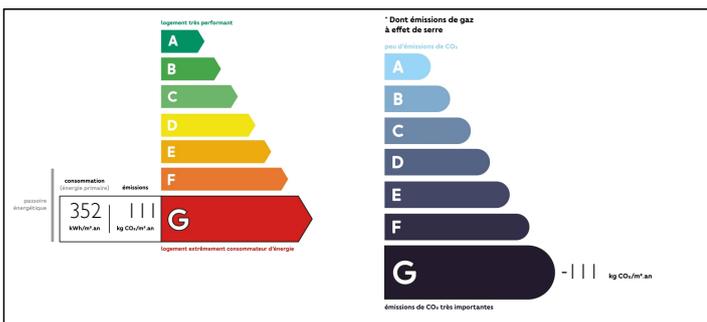
INFORMATION

Town:	La Chapelle-Grésignac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	140.6 m2
Plot Size:	3618 m2

IN BRIEF

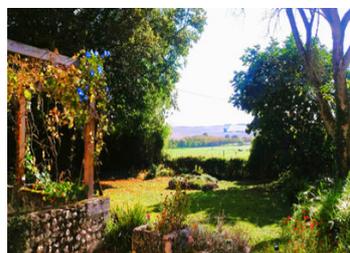
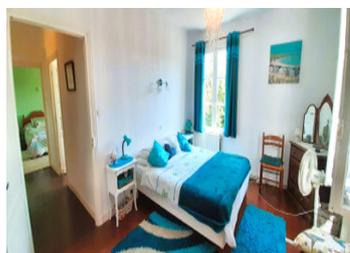
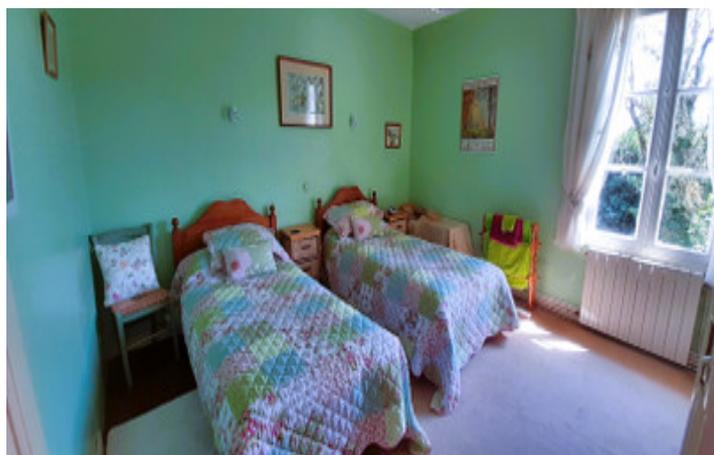
One arrives at the house down a small lane that belongs to the commune of La Chapelle Grésignac, however the grassed areas to each side of this small lane belongs to the property. The property is situated in a beautiful setting with its lovely garden with mature trees and views across the countryside. The road at the top of the small lane is a small country road. The swimming pool area is very private and has a superb summer kitchen area with its bar and a stone chimney which is great for having BBQ's and outside eating. The barn is semi-detached to the neighbour's barn. The property is close to several villages with amenities, such as Verteillac, Mareuil and Villebois Lavalette. The TGV train station of Angoulême is 37km, Bergerac airport 74km, Limoges airport 100km and Bordeaux airport 130k.

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

The property in greater detail :-

Downstairs.

Kitchen/dining room - 20.75 m²

Living room 1 - 25.40 m²

Living room 2 - 25.45 m²

Bedroom 1 - 15.80 m²

Showerroom - 8.95 m².

Upstairs.

Landing- 3 m²

Bedroom 2 - 17.30 m² with separate toilet and washbasin

Bedroom 3 - 16.75 m²

Bedroom 4 - 9 m²

Bath/shower room with toilette - 6.40 m²

Outside.

Swimming pool - 12 x 6

Summer kitchen - 19 m²

Barn - 57.55 m²

Garage - 11.45 m²

Workshop - 9.85 m²

Covered wood store - 10.70 m²

Septic tank non compliant

Taxe foncière 1464€

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

LOCAL TAXES

Taxe foncière: 1247 EUR

Taxe habitation: 842 EUR

NOTES