

Beautiful 270m2 stone house with 3 bedrooms and lovely garden comprising 2 building plots

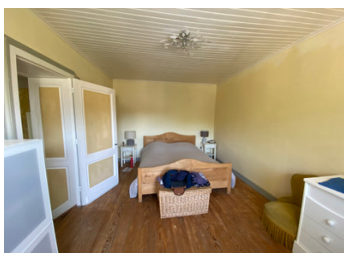


INFORMATION

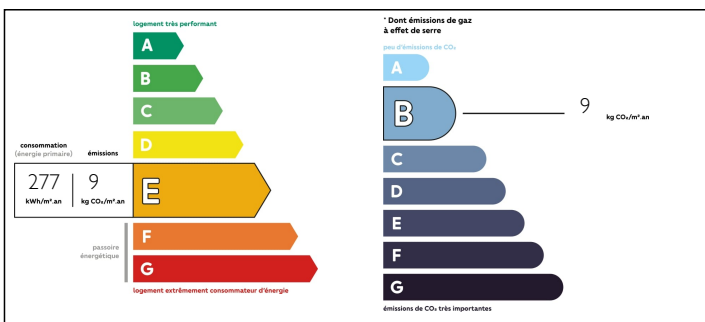
Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	270 m2
Plot Size:	6700 m2

IN BRIEF

This spacious 270 m² 3-bedroom stone house has been lovingly restored and only needs a few finishing touches in a couple of rooms. The house has a large living room overlooking the garden, a beautiful fully equipped kitchen with dining room and a second living room perfect as a family room. There are 3 large bedrooms and space in the attic to create 2 more. There are 2 bathrooms, one at each end of the house and space for an office or second kitchen. There are two entrances to the property which allow it to be divided into two separate dwellings if required. Situated in a quiet hamlet a few miles from a popular village with restaurants and a grocery shop, and only 10 minutes from the larger town of Montpon-Ménestérol which provides access to the motorway and trains to Bordeaux.



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

Entrance hall : 15m²

Equipped kitchen : 32m²

Family/TV room : 24m²

Bedroom 1 : 15m²

Bedroom 2 : 17m²

Laundry : 3m²

Bathroom with bathtub, shower and WC : around 8m²

WC : 1,8m²

Cellar : 2,50m²

Large sitting room with sliding windows : 54m²
(needs a floor)

Entrance hall 2 : 5m²

Living room : 20m² (a kitchen can be installed here)

Shower room with WC : 7,5m²

Bedroom 3 : 15m²

2 building plots

NOTES

Double-glazing (apart from 2 windows)

Up-to-date septic tank

New electric heaters in the main house - underfloor heating in the annex.

New electrics

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