

Beautiful stone ensemble consisting of 4 separate dwellings with outbuildings, excellent views, on 3395 m2



INFORMATION

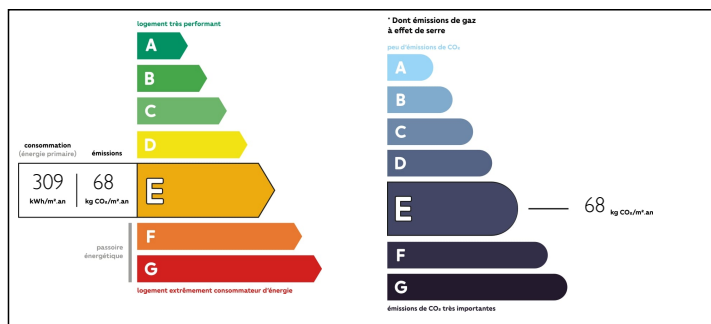
Town:	Carnac-Rouffiac
Department:	Lot
Bed:	8
Bath:	6
Floor:	347 m2
Plot Size:	3395 m2

IN BRIEF

This character stone property is situated in a small, quiet hamlet, typical of the region, mid-way between Montcuq and Prayssac. All 4 properties are fully renovated and well maintained, in keeping with the original style of the properties (exposed stone walls, beams etc). One of the houses being the private residence of the owners, the other 3 properties have been successfully rented out as holiday accommodation. Plenty of space to put in a pool, if required.



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.



NOTES

DESCRIPTION

MAIN HOUSE (110 m²): stone property, fully renovated by the owners, oil fired central heating.
Garden level: entrance hall (14,55 m²), bathroom (4,2 m²) with wash basin, shower and WC, bedroom 1 (24,12 m²) with small utility area and en suite bathroom (7,22 m²) with twin wash basin, WC, bath/shower

Ground floor: kitchen (18,31 m²), living/dining room (34,28 m²) with fireplace and wood burner, mezzanine bedroom (19 m²) (limited headroom), office (9 m²) with access to mezzanine sitting area (18 m²) (with limited headroom), covered terrace (18 m²), boiler room (14 m²)

LE PIGEONNIER (105 m²): stone property, renovated in the '90's, currently used as rental accommodation, oil fired central heating.

Ground floor: kitchen (10,75 m²), dining room (22,25 m²), salon (11 m²), covered terrace (17,25 m²) and utility area/boiler room (3,75 m²)

First floor: hallway (17 m²), 3 bedrooms (15,5 m², 5 m² & 13,45 m²), WC (1,15 m²), bathroom (4,8 m²) with wash basin and bath/shower, en suite bathroom (3,55 m²) with wash basin, shower and WC

The Pigeonnier and the main house are both accessed by a shared drive.

LA LOGE (85 m²): stone property, fully renovated by the owners, currently used as rental accommodation.

Ground floor: kitchen/dining/living area (45 m²), with fireplace

Garden level: hallway (10 m²), 2 bedrooms (13 m² & 13 m²), bathroom (5,5 m²) with wash basin, shower and WC

Private covered terrace with Bread oven

LA PETITE MAISON (47 m²): stone property, currently used as rental accommodation

First floor: open plan...