

Attractive and well-maintained stone property in a hamlet with a terraced garden and a gite.



INFORMATION

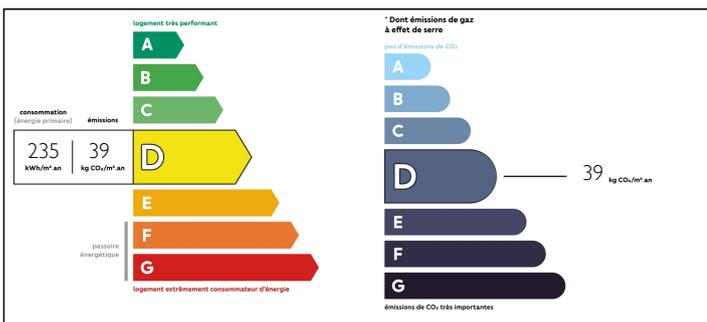
Town:	La Bachellerie
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	1446 m ²



IN BRIEF

Situated on a hilltop with a fabulous view, in a small hamlet of a few houses, this house has been extensively renovated. It benefits from a pretty paved courtyard to the south and newly terraced garden on the edge of the forest to the rear. There is a very bright, open plan ground floor with a large, fitted kitchen and a lovely living room with fireplace. Upstairs are two bedrooms, a dressing area and a shower room. There is a studio on two levels which is independent of the house, with it's own covered terrace which offers rental income. Montignac 7km Sarlat 31km Brive airport 56km

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

A beautifully presented property in a small hamlet, 7km from Montignac Lascaux and all its amenities. This stone property has been renovated with lots of taste to give a comfortable living space with bags of character. There is a large (37m²) sitting/dining room with a stone chimney with a log burner, very luminous as there are plenty of large windows. The open plan layout leads onto a high quality fitted kitchen of 31m², which has great countryside views. A handmade wooden staircase leads upstairs from the sitting room to give two bedrooms, one 7m² and one 10.5m², a dressing area (8.5m²) and a shower room with wc and sink (2.8m²). There are velux windows in the roof to light the bedrooms. Downstairs from the kitchen is a laundry area (2m²) with a separate wc and a garage (10.5m²). Outside is a covered wood storage area.

There is a gite which has its own entrance, garden and covered terrace (16m²). It has an open plane sitting/dining area with a kitchen alcove (17m²) with a staircase leading to the bedroom (17m²) and a shower room/wc (3m²). It has its own hot water boiler and radiators. It rents for 60€ a night.

There is a paved terrace to the front of the house with a covered area to store bikes etc. The sloped garden has been landscaped to give a number of terraced areas, one which would be easily converted into a spa or pool. There are many mature...

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES