

Saint Astier: Pretty manor house with swimming pool, outbuildings and fully enclosed wooded grounds



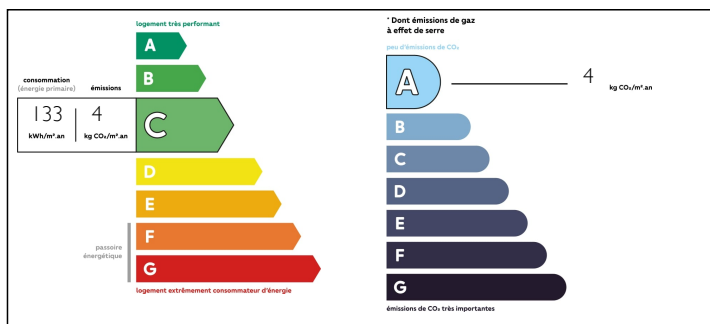
## INFORMATION

Town:	Montrem
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	4894 m <sup>2</sup>

## IN BRIEF

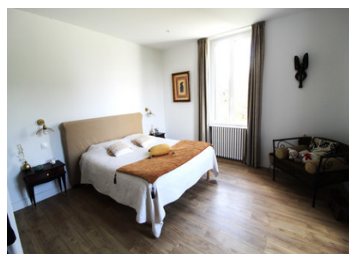
The property comprises : THE 170 m<sup>2</sup> MASTER'S HOUSE on 3 levels and 1 underground basement - Garden level: 1 entrance hall, 1 fully equipped kitchen, 1 WC and 1 lounge/dining room opening onto a 27 m<sup>2</sup> terrace. - 1st floor: 3 bedrooms, 1 shower room with WC, 1 utility room. - On the 2nd floor, in the attic, 1 bedroom with bathroom, WC and dressing room. - Basement: boiler room with outside access. THE OUTBUILDING of 79 m<sup>2</sup> in 3 parts with an attic of 34 m<sup>2</sup> and a cellar of 20 m<sup>2</sup>. - 1st part: 1 area of 31 m<sup>2</sup> that could be converted into a summer kitchen with a covered terrace of 15 m<sup>2</sup>. - 2nd part: 1 space of 23 m<sup>2</sup> that could be used for storage with 1 cellar and an attic of 30 m<sup>2</sup>. - 3rd part: 1 space of 25 m<sup>2</sup> that could be used as a garage. THE SWIMMING POOL 9 X...

## 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

Completely renovated with taste and quality materials.

Benefits of this house :

- triple-glazed PVC frames with burglar-resistant glass
- Aluminium shutters
- Pellet-fired boiler
- Thermodynamic hot water tank
- Mains drainage
- Fibre
- Fully-equipped kitchen with recent, high-quality appliances (hob, extractor fan, dishwasher, microwave, oven).
- Renovated roof with rain screen on outbuildings.
- Electricity and plumbing redone.
- Façade cleaned, corner stones waterproofed and rebuilt by a "compagnon du devoir", awning installed.
- Floors redone in travertine and cabochons in the kitchen and entrance hall.

## NOTES

Ideally located on the outskirts of Saint Astier  
5 minutes from the centre of Saint Astier, 15 minutes from the Auchan Marsac sur l'Isle shopping centre and 20 minutes from Périgueux.

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