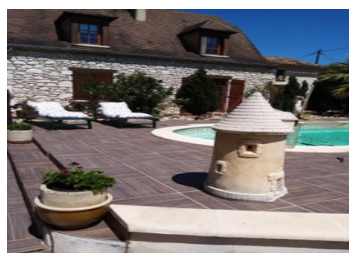


Charming, character stone house with pool built in 1997 in the style with open beams.



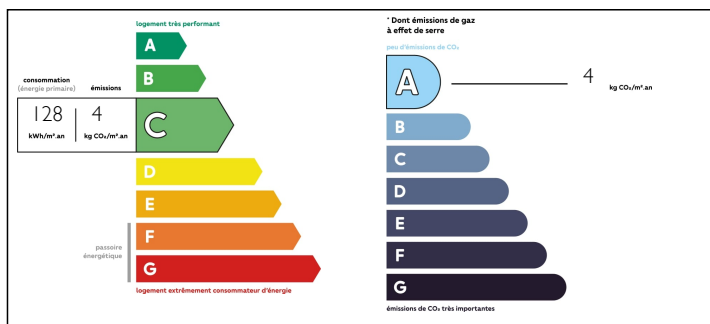
INFORMATION

Town:	Le Fleix
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	3711 m2

IN BRIEF

Nestled in a pretty and peaceful location on the outskirts of a lively village with all local amenities. This characterful, yet recently built Perigordian house has plenty to offer as either a family home, holiday home but also offers some business potential for those looking to have a gite or a couple of B&B rooms. Built over two levels this lovely house comprises 3 bedrooms and 2 bathrooms as well as a large kitchen dining room with stone walls and exposed beams and conservatory overlooking the rear garden. There is also a self contained studio in the garden. with summer kitchen and shaded terrace.

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

Upon entering this house from the rear garden you will find:

Conservatory approx : 32.3m² Pellet stove installed 1 year ago also have reversable air conditioning unit.

Utility room : approx 11m²

Kitchen /Dining room approx 27m² single electric oven , hob and extractor

Ground floor bedroom : approx 11.5m²

Fitted wardrobes and window overlooking the pool

Bathroom approx: 6m² with jacuzzi bath 2 built in large cupboards

Separate W.C. 1.3m²

Lounge approx: 20m²

Half timbered wall and staircase to mezzanine.

Mezanine Level : Currently used as an office space. Exposed beams and stonework.

Bedroom approx : 7.5 m²

Built in wardrobes window overlooking pool.

Bedroom approx : 7.5m²

Bathroom approx 4.6 m²

Outside Studio approx : 12.5m²

Two single fold down beds with built in wardrobes

Bathroom approx: 3.5.m²

Walk in shower with, W.C. and handbasin.

Large covered terrace with summer kitchen. has reversable air conditioning unit.