

**UNDER OFFER -Countryside property nearby the Dordogne: large family house and gite, 3 ha, walnut grove, horses**

**EXCLUSIVE**



## INFORMATION

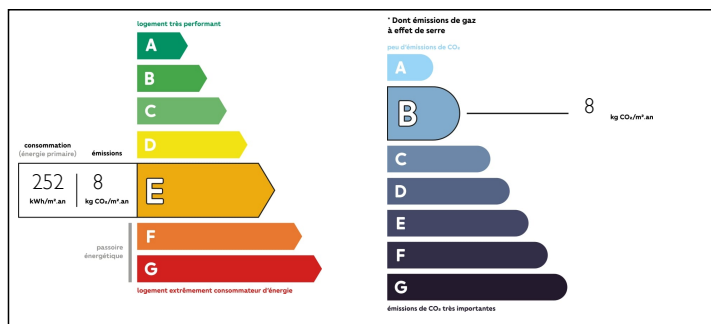
Town:	Sainte-Mondane
Department:	Dordogne
Bed:	9
Bath:	2
Floor:	280 m2
Plot Size:	31530 m2

## IN BRIEF

Make a living in the countryside of Sarlat, nearby the Dordogne river in one of the most touristic area : this dream may come true ! THIs property has a large family house of 180 m2 with 5 bedrooms + a 4-bedroom gite, a walnut grove, over 3 ha of meadow, and lots of potential: can you see yourself there? Come and take a look! Situated 5 minutes from the Dordogne in a quiet, rural setting, this huge barn has been partly converted into a large family home. Attractive living/kitchen area, bedroom and shower room on the ground floor; on the first floor, a huge area divided into 4 bedrooms. Possibility of rearranging and converting a further 140 m2 of barn space: ideal for additional gites or chambres d'hôtes. Next door, a pretty stone gite of 100 m2 with a fully-equipped living room/kitchen and 4 spacious bedrooms to welcome your guests. Large, beautiful...



## 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

### IN DETAIL

Rural property comprising various buildings:

1). 5-bedroom family home: former barn, half converted into living space, comprising living room with open-plan kitchen, shower room, separate toilet, large bedroom; upstairs, 4 bedrooms in a huge space that can be rearranged. Possibility of easily creating a shower room-WC upstairs. Heating by wood burner and convector heaters.

The rest of the barn (70 m2 on the ground + 70 m2 upstairs) can be converted into living accommodation. Plus a large garage!

Structure in perfect condition, very sound, concrete slab floor, water and electricity supplies, large doors opening onto the garden: everything is ready for an additional gite!

SURFACES (approximate)

Main house

Ground floor :

- Entrance
- Living room/kitchen: 44 m2 with large windows and French doors opening onto garden
- Shower room: 5.20 m2
- WC
- Bedroom 1: 19.85 m2

1st Floor

- Landing
- Bedroom 2/ Study: 8.40 m2
- Bedroom 3 floor: 43.00 m2
- Bedroom 4: 24 m2
- Bedroom 5: 21 m2

OUTBUILDINGS adjoining the GRANGE  
GROUND FLOOR

- Room 1: 24 m2
- Room 2: 70 m2
- Garage: 31.50 m2

## LOCAL TAXES

Taxe foncière: **880 EUR**

## NOTES