

## Beautiful renovated stone farmhouse



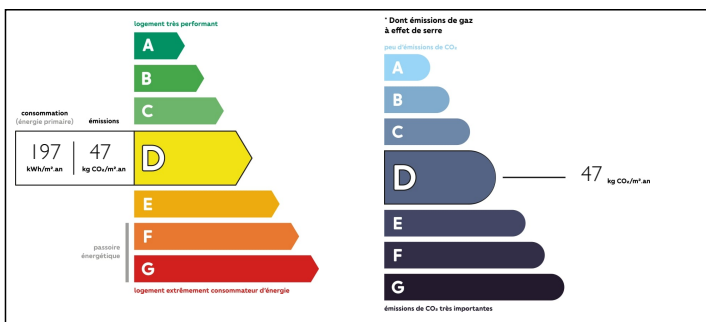
## INFORMATION

Town:	Saint-Chamassy
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	395 m2
Plot Size:	6300 m2

## IN BRIEF

Beautiful longère (traditional farmhouse) just 5 minutes from shops/schools/train station, set in wooded, enclosed grounds. The house has been completely renovated and has all modern comforts and more! This beautiful stone house is set in a haven of peace with lovely views over the valley. The living space is almost 300m2 and features two beautiful verandas with large bay windows, 4 en suite bedrooms, lounge, dining room, library, kitchen, 2 sculleries and a study. A heated saltwater swimming pool with poolhouse and jacuzzi area, as well as a workshop, carport and double garage complete this beautiful property.

## ENERGY - DPE



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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

This 300 m<sup>2</sup> farmhouse will charm you with its many assets, its authentic features and its high level of comfort, comprising: entrance hall, fitted kitchen, scullery, boiler room, utility room, conservatory used as a living room, study, dining room, lounge, 4 bedrooms and bathrooms, including an independent studio, large room/veranda of more than 100 m<sup>2</sup> in front, 3/4 carport, games room, workshop, pool house, jacuzzi, greenhouse, small pond and well-exposed heated saltwater swimming pool. Surrounded by flat landscaped grounds planted with trees, fully enclosed with electric gates and lovely views.

This property is just a few minutes from the village of Le Bugue with all amenities within easy reach.

Details of the rooms and fittings in the house: entrance hall (8m<sup>2</sup>), fitted kitchen (19m<sup>2</sup>), 2 back kitchens (22 and 9m<sup>2</sup>), boiler room (2m<sup>2</sup>), 2 conservatories (30 and 110m<sup>2</sup>), study (7m<sup>2</sup>), dining room (12m<sup>2</sup>), lounge (31m<sup>2</sup>), 4 bedrooms and bathrooms (21 - 32 - 52 - 30m<sup>2</sup>), including an independent studio (52m<sup>2</sup>), 3/4 carport (74m<sup>2</sup>), games room (30m<sup>2</sup>), workshop (21m<sup>2</sup>), pool house (30m<sup>2</sup>), jacuzzi (14m<sup>2</sup>), greenhouse (60m<sup>2</sup>), small pool and heated saltwater swimming pool (11x5m) with good exposure.

Septic tank.

Double glazed windows.

Oil-fired heating, wood burner and pellet stove.

Private grounds of approx. 6300 m<sup>2</sup> with two access gates.

Water supply from the Dordogne.

Bergerac 41 km away

Le Bugue at 5 km

Sarlat 27 km away

A lovely place to enjoy life and peace and quiet, yet close to all amenities.

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## NOTES