

Character property 4 beds, gardens, pool, large 800 m2 stone building to renovate, excellent transport links.

## EXCLUSIVE

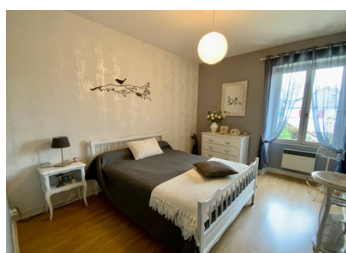


## INFORMATION

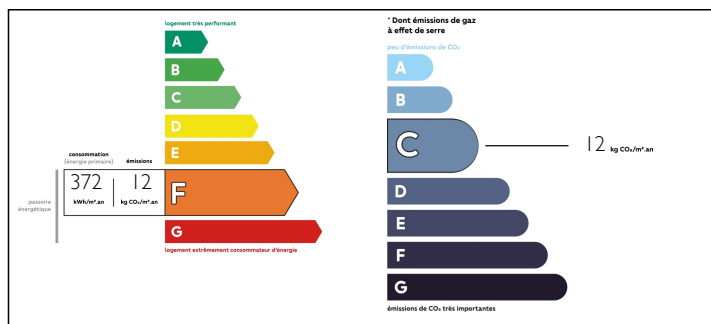
Town:	Le Lardin-Saint-Lazare
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	208 m2
Plot Size:	3265 m2

## IN BRIEF

A superb opportunity not to be missed! Seeped in history, this stunning property dates back to the 1800's and was once the site for the old glass factory in the village of Le Lardin- St Lazare, a commune at the gateway to the Périgord Noir. \*\*Virtual visit upon request\*\*



## 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

The main house is full of character with its exposed stone walls and wooden beams, the ground level is a magnificent space of some 62.5 m<sup>2</sup>, housing a kitchen, large dining area and stairs leading onto a mezzanine that overlooks the ground level.

Open plan living room, dining space with chimney wood insert & kitchen 62.5 m<sup>2</sup> ( 4 m ceiling height)

WC 3.3 m<sup>2</sup>

Cave 12.3 m<sup>2</sup> (3.61 m high)

Mezzanine: 23.6 m<sup>2</sup>

The sleeping level of the house has 3 double bedrooms, large bathroom with italian shower & separate WC room, dressing room and further along the hallway leads to a further 2 rooms with separate access from outside so could be closed off as a private chambre hôte

Hall: 19.7 m<sup>2</sup>

Bedroom 1 11.6 m<sup>2</sup>

Bedroom 2: 11.4 m<sup>2</sup>

Bedroom 3: 12.0 m<sup>2</sup> - with built in wardrobe

Bathroom: 11.8 m<sup>2</sup> with WC room 1.35 m<sup>2</sup>

Dressing: 7.1 m<sup>2</sup>

Bedroom 4: 14.8 m<sup>2</sup>

Reception room: 16.2 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1203 EUR

## NOTES

Outside terrace for alfresco dining, large swimming pool and fabulous tunnels that runs all below the large 800 m<sup>2</sup> old factory building.

This magnificent building is ripe for renovating so put your imaginative hats on and start planning!

Natural water source and well and some wooded land, this truly is a most remarkable and one of a kind property!

Terrasson-Lavilledieu 6 km

Montignac-Lascaux 12.8 km

Brive-la-Gaillarde 25 km

Brive-Souillac Airport 35.3 km

Sarlat-la-Canéda 34 km