

4-bedroom semi-detached house with barn, lake and beautiful garden, situated in a small hamlet

EXCLUSIVE



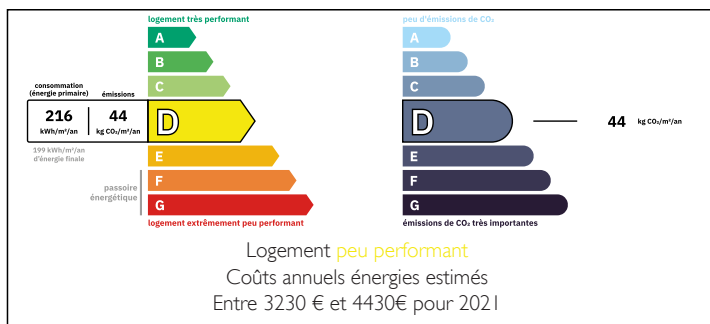
INFORMATION

Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	153 m2
Plot Size:	3411 m2

IN BRIEF

Abjat-sur-Bandiat is a picturesque commune located in the North Dordogne region of southwestern France. Nestled within the natural beauty of the Parc Naturel Régional Périgord-Limousin, the village is characterized by its charming rural landscape, historic architecture, and tranquil atmosphere.

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

Welcome to this delightful property, accessible through a charming courtyard leading to a spacious porch. Upon entry you will find yourself in an expansive Living Room featuring a Dining area, Lounge, Kitchen, and study nook. The ground floor also includes a bathroom equipped with a shower, sink, bidet, and WC, as well as a convenient utility room next to it.

The attached barn can be accessed from either the house or the courtyard. The barn offers a versatile downstairs space and a mezzanine level, currently used as a small gym complete with a sauna.

Upstairs, the property boasts four bedrooms, a well-appointed bathroom, and a separate WC.

Step outside to discover a beautifully landscaped garden adorned with mature shrubs and trees, with a pond nestled at the bottom. The courtyard immediately outside the house is filled with pretty shrubs and features a hot tub for ultimate relaxation. Additionally, there is off-road parking.

Key features of this well-maintained home include double glazing throughout, a newly installed roof on the front of the property in 2023 and on the rear in 2018, oil-fueled central heating, and an insert fireplace in the living room.

This property seamlessly combines rustic charm with modern comforts, making it a perfect countryside retreat.

Lots more photos available on request.

The village of Abjat Sur Bandiat is 3kms away where you will find a bar, a creperie and a Bakers. The Town of Nontron is 10kms away where you will find super markets, a weekly market, schools...