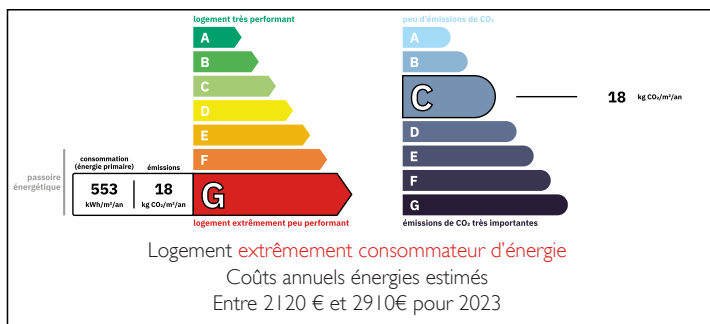


Set of two stone houses, barn, swimming pool and panoramic views

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	205 m2
Plot Size:	4898 m2

IN BRIEF

This stone property welcomes you onto its shaded parking area. Through the gate, a pleasant private courtyard links the buildings and frames an uninterrupted panoramic view over the countryside.

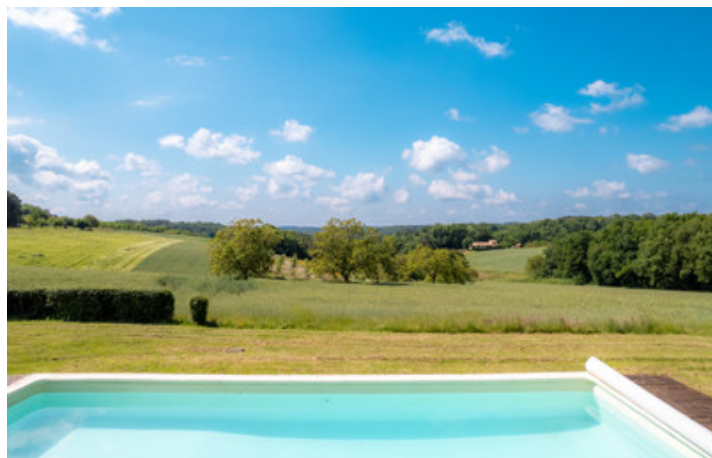
Main house: on the ground floor, a fine entrance hall, a welcoming eat-in kitchen, a large bedroom with bathroom and WC, and a cloakroom for guests. Upstairs, a monumental living room and a second bedroom.

Guest house: on one level, a kitchen/dining room, a sitting room (convertible into a bedroom), a bedroom and a separate shower room with WC. Attic with fine conversion potential.

Outbuildings: a barn used as garage and workshop, and a charming stone building beside the pool, ideal for a pool house.

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.



LOCAL TAXES

Taxe foncière: 2017 EUR

NOTES

DESCRIPTION

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A privileged location, midway between Le Bugue and Sainte-Alvère, at equal distance from Sarlat, Bergerac and Périgueux.

MAIN HOUSE - totalling 143 m²

GROUND FLOOR

Kitchen 26 m²

Dining room/office 17 m²

Shower/WC 3.5 m²

Bedroom 23 m²

Bathroom/WC 7 m²

Dressing room/office 6 m²

FIRST FLOOR

Large 50 m² (65 m²) living room

Bedroom 11 m² (18 m²)

GITE - totalling 60 m² (+ 22 m² of convertible attic space)

GROUND FLOOR

Dining kitchen 20 m²

Living room 23 m²

Corridor 1, 5 m²

Bedroom 11,1 m²