

*****CURRENTLY UNDER OFFER*** Fully Restored Gate Keepers Cottage in Excellent Condition**



INFORMATION

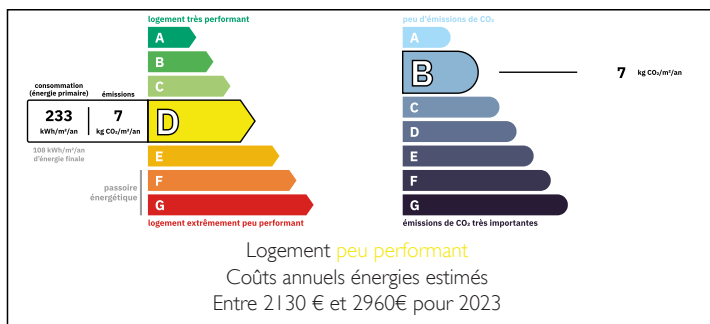
Town:	Saint-Agne
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	1000 m2

IN BRIEF

Between Bergerac and Issigeac, this beautifully restored stone house combines authentic charm with modern comfort. The property features a welcoming courtyard with covered dining terrace, a stylish fitted kitchen, and a spacious living room with stone fireplace and pellet wood burner. Upstairs are three comfortable bedrooms with exposed beams and character details and a further sitting room/office. Outside, the private garden offers an almost new pool surrounded by greenery and a relaxing terrace area. Perfect as a permanent home or holiday retreat, this turnkey property enjoys an ideal location in the sought-after Dordogne countryside, just minutes from local amenities and Bergerac airport.



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

Entry into dining room and kitchen(5.2x5.8m), stairs with WC and basin underneath, entrance to triple aspect living room(6.6x5m) with modern pellet burner. First floor salon/office(3.6x5.6m), access to two bedrooms (4.8x2.6 and 6.5x2.6m) and shower room with WC and double basin (3.2x2.4m). Stairs to top bedroom (4.8x3.2m) and en-suite shower room(3x1.7m) with basin. A macerating toilet could easily be added to this room.

Outside, a stone outbuilding 5.5 x 3.6m which could easily be turned into a double bedroom en-suite as water, drainage and electricity are already in situ. Additionally, there is a car port currently set up as a summer kitchen, a well with pump and a very recent 3.5x7m salt water pool with tiled terrace.

LOCAL TAXES

Taxe foncière: 718 EUR

Conforming fosse septique, modern double glazing, reverse heating/air conditioning, all very tastefully modernised.

Viewing is essential to appreciate the charm and quality of this gorgeous home.

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES