

Charming stone built detached house, garden, views, recent renovation in quaint Dordogne village near Thenon



INFORMATION

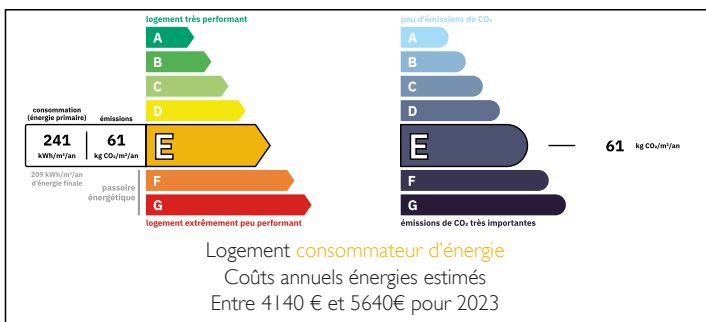
Town:	Gabillou
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	1030 m2

IN BRIEF

This detached stone house has been tastefully renovated by its previous owner and offers spacious and bright rooms, lovely lounge with a chimney, kitchen and dining room with 2 beds and 2 bathrooms on this level, upstairs space for another bedroom whilst the basement has been tidied up with a nice 26m2 bright room, a boiler room with 2 more rooms for storage. There is a nice garden with a small gate opposite the church.



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

Entrance to raised ground floor with 56m² living room (large fireplace)
 Bedroom 1 - 14m²
 Bathroom with WC
 Kitchen: open plan (furnished)/Dining room 17m² (wood-burning stove)
 Bedroom 2 - 21m²
 Shower room with WC
 Stairs to attic
 Converted area
 Bedroom 3 - 14m²
 Dressing room 7m²
 Attic 12m²
 Basement / Cellar
 Large room 26m²
 Oil boiler /shed 22m²
 Cellar 1 - 39m²
 Cellar 2 - 19m²
 Double glazing
 Shutters

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

NOTES