

Charming 3 bed house, quiet location with large paddock, kitchen/diner, lounge, garage and gite



INFORMATION

Town:	Vanxains
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	49110 m2



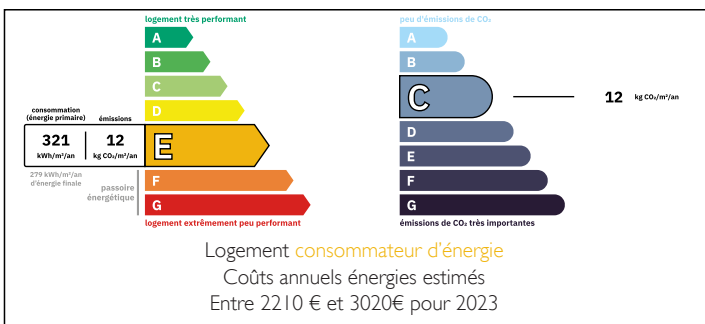
IN BRIEF

Set within 4.9 hectares of land, in a peaceful location close to the vibrant village of Vanxains, this property is full of potential and offers an excellent opportunity for a family with horses. Stables and shelters are already in place, and the surrounding countryside provides miles of scenic routes ideal for hacking and countryside rides.

The main house offers three bedrooms and a large yet cosy lounge featuring a wood burner. The kitchen-diner is very much the heart of the home, cleverly divided by a breakfast bar to create a warm and sociable dining area.

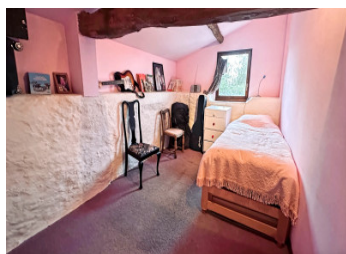
Upstairs, the three bedrooms are full of character, with original beams and attractive oval windows, all served by a family bathroom, and a separate toilet. Outside, a covered terrace provides wonderful indoor-outdoor living space and leads to a self-contained one-bedroom gîte, ideal for guests or...

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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: **666 EUR**

NOTES

DESCRIPTION

The property is entered via a hallway (2 m²), which includes a ground-floor WC (1.5 m²). From here, you are welcomed into the cosy kitchen/diner, thoughtfully divided by a breakfast bar to create a well-appointed kitchen (9 m²) and a warm, sociable dining area (10 m²).

This space leads through to a spacious lounge (25 m²), ideal for family living and entertaining. Beyond the lounge is an additional and very practical section of the property, comprising a bureau/office (7.1 m²) and a large storage area (7.7 m²), perfect for storing preserves, wine, or household supplies. This area gives direct access to the large garage/workshop (24.3 m²).

From the entrance hall, a short flight of steps leads to the family shower room (2.7 m²). A few steps further up brings you to the first floor, where you will find three generous bedrooms ranging from 12.4 m² to 13.1 m², along with a study (6.3 m²) and a spacious landing, all adding to the feeling of light and space.

Outside, a covered terrace provides sheltered indoor-outdoor living and forms a covered walkway leading to a self-contained one-bedroom gîte. This accommodation comprises an open-plan kitchen/lounge/diner (17 m²), a bedroom (8.2 m²), a dressing room (4.4 m²), and a shower room with sink and WC (3.6 m²)—ideal for guests or rental income.

The surrounding 4.9 hectares of land are perfectly suited to the keeping of horses, with sectioned paddocks and shelters already in place, making this an excellent equestrian property.

.To the rear,...