

## Spacious Stone House 3 Beds, Garden, Garage and Flexible Living Space nr Vigiers Golf/Plum Village +Woodland



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Razac-de-Saussignac |
| Department: | Dordogne            |
| Bed:        | 3                   |
| Bath:       | 2                   |
| Floor:      | 210 m2              |
| Plot Size:  | 3363 m2             |

## IN BRIEF

Offering far more space than first impressions suggest, this character stone village house provides generous living areas and excellent potential.

The ground floor features two large reception rooms, both with exposed beams, terracotta flooring and stone fireplaces with wood burners. A spacious, solidly built kitchen offers good storage and direct access to the garden.

The property includes three bedrooms, with two large bedrooms upstairs sharing a bathroom, and an additional bedroom on the ground floor. Across the corridor is a bathroom with shower and separate WC. A further heated room with patio doors provides flexible space for a study, guest room or second sitting room.

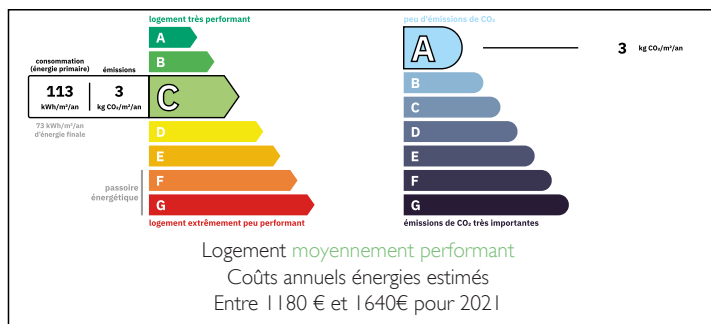
Approx. 210 m<sup>2</sup> of habitable space plus useful additional areas including garage, workshop and

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.



## ENERGY - DPE





## LOCAL TAXES

**Taxe foncière: 1445 EUR**

**Taxe habitation: 1276 EUR**

## NOTES

## DESCRIPTION

Front door leads you into entrance hall and staircase 19 m<sup>2</sup>, left to living room with log burner 31 m<sup>2</sup>, to the right from entrance hall dining room with log burner, double aspect 34 m<sup>2</sup>, through to kitchen 18 m<sup>2</sup> fitted with high and low level units. Through to utility room housing central heating system (reverse air heat pump) 14 m<sup>2</sup>, access to bright versatile office/hobby/extra bedroom 21 m<sup>2</sup> with double doors to outside.

Forward from entrance hall, access to downstairs bedroom 22 m<sup>2</sup>, bathroom with shower, and WC. Outside is accessed from either door from corridor or double doors from kitchen. This leads you to terrace with outdoor kitchen and garden.

Staircase takes you to principal bedroom 33 m<sup>2</sup> with direct access to bathroom with shower and WC, 9 m<sup>2</sup> which is also access from landing. Second bedroom of 32 m<sup>2</sup>. Access to attic/storage.

A garage and workshop with electric roller door and tiled floor is within the grounds (31 m<sup>2</sup>), also a wooden chalet with tiled floor and double wooden doors give a flexible space consisting of two square rooms 15 m<sup>2</sup> and 16 m<sup>2</sup> allowing scope for the future.

A well can be found in the garden.

Included in the sale is a separate parcel of woodland, adding to the property's rural charm and offering a peaceful haven for wildlife and nature lovers alike. It provides the opportunity to enjoy your own private woodland, explore the surrounding countryside and, if desired,...