

Beautiful private country house with 2 gîtes, pool, 4.6 acre mature garden & woodland, close to commerces.

EXCLUSIVE



## INFORMATION

Town:	Négrondes
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	250 m2
Plot Size:	18710 m2

## IN BRIEF

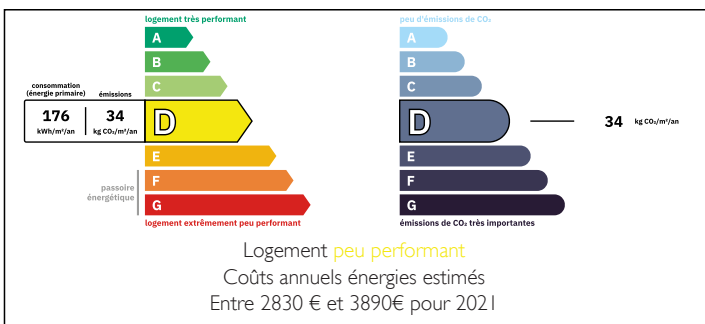
Beautifully restored stone family home with two independent 2-bedroom gîtes, swimming pool, workshop and double garage, set in a peaceful countryside location within the renowned truffle region and close to the historic Saint Jacques de Compostelle pilgrimage route.

The main house combines character and comfort with exposed beams, gas central heating, and triple-glazed windows and doors throughout. Presented in good condition, the property offers spacious and versatile accommodation while remaining within easy reach of local amenities.

The two gîtes are each equipped with electric heating and provide excellent potential for holiday rentals, guest accommodation, or multi-generational living. Additional features include three-phase electrics, two separate electricity meters ideal for monitoring guest usage, and a 30,000-litre rainwater recovery tank.

Surrounding the property is a beautiful, well-planted

## 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

HOUSE (182m<sup>2</sup>)

Ground Floor:-

ENTRANCE HALL 7.87m<sup>2</sup> staircase to living room and 1st floor landing.

LIVING ROOM / DINING ROOM 49.71m<sup>2</sup> (7.78m x 6.39m) stone fireplace with insert wood burner, exposed beams, wood flooring, dual aspect, 2 x French windows to conservatory and rear terrace.

CONSERVATORY 12.9m<sup>2</sup> (3m x 4.3m) oak wood structure with glazed panels and door to terrace.

KITCHEN 19.89m<sup>2</sup> (3m x 6.63m) range of fitted base and wall units, double electric ovens, fitted microwave and coffee machine, hob and extractor, tiled floor, door and windows to rear aspect with covered porch.

UTILITY ROOM 4.89m<sup>2</sup> (3m x 1.63m) sink and plumbing washing machine, gas boiler, hot water tank, 3 phase electrics, 2 separate meters for gites). Separate WC with hand basin 2.65m<sup>2</sup> window to front aspect.

1st floor:-

LANDING window to front aspect.

BEDROOM 1 - 17.25m<sup>2</sup> (3.3m x 5.23m) exposed beams, windows overlooking the garden.

- DRESSING ROOM 4.91m<sup>2</sup> (fitted shelving and hanging rails)

- EN-SUITE BATHROOM 9.54m<sup>2</sup> (3.18m x 3m) tiled shower, bath, hand basin and WC, ventilation, window to front aspect).

small staircase with HALLWAY leading to:-

Separate WC 1.48m<sup>2</sup> (1.69m x 0.88m)

BATHROOM 5.32m<sup>2</sup> (2m x 2.66m) shower and hand basin, window to front aspect).

BEDROOM 2 - 11.66m<sup>2</sup> (3.25m x 3.59m) exposed beams, windows to rear aspect.

BEDROOM 3 - 25.6m<sup>2</sup> (4m x 6.4m) currently used as an office, dual aspect dormer windows).

GITE 1 (44m<sup>2</sup>)

Ground floor:-

## LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: 700 EUR

## NOTES