

A high quality renovated property. Fully furnished, luxury 4 bedroom home. Gym, pool & sauna



## INFORMATION

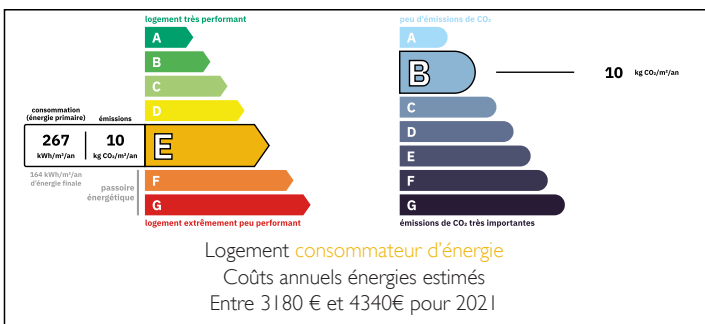
Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	6670 m <sup>2</sup>



## IN BRIEF

Exceptional fully furnished 4-bedroom luxury home finished to a high standard throughout. A stunning bespoke kitchen, beautifully designed with elegant cabinetry, quartz worktops, and premium appliances creating an enviable entertaining and family space. The property also features a superb parental suite, underfloor heating throughout, gym, sauna, and a swimming pool, all designed for modern luxury living. Outside, an undercover patio area is ideal for alfresco dining, landscaped grounds including children's play equipment and a separate home office cabin, offering both comfort and practicality in a stylish setting.

## 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

Electric gates provide access to this detached and private property. A driveway for several vehicles. Entry to the property is up steps on to a beautiful oak timber framed, covered terrace. An outdoor lounge and dining space - with all the furniture included. You enter straight into the KITCHEN/DINER 4.9m x 7.1m (34.7m<sup>2</sup>) fully fitted kitchen with quartz worktop, SMEG range cooker, integrated fridge & freezer, wine cooler. Including indoor and outdoor sets of Villeroy & Boch crockery. All cutlery & glassware included. A wooden 12 seating dining table and chairs, Kitchen island and bar stools.

The LOUNGE 6.9m x 4.2m (28m<sup>2</sup>) sandstone tiled floor, wood fired log burning stove, exposed stone and beams. Includes sofas and all living room furniture.

The PARENTAL SUITE 3.3m x 4.7m (15.5m<sup>2</sup>) leads off the lounge. Includes new kingsize bed and all bedroom furniture. Tiled under floor heating. DRESSING 3.1m x 3.1 and ENSUITE BATHROOM 3.1m x 2.6m with free standing black & chrome bath and large walk in shower. Separate WC.

UPSTAIRS - spacious bedrooms. Furniture included.  
BEDROOM 1 3.5m x 4.8m  
BEDROOM 2 3.6m x 3.4m  
BEDROOM 3 3.3m x 5.2m  
BATHROOM 3.4m x 4.1m free standing bath with large walk in shower.

### OUTSIDE

GYM space - 40m<sup>2</sup> (Gym equipment not included)  
UTILITY ROOM - 10m<sup>2</sup>  
POLL PUMP ROOM - 5m<sup>2</sup>  
SAUNA (hot coals)  
CABIN/HOME OFFICE 10m<sup>2</sup>  
CAR PORT - 2 cars  
CHILDREN'S PLAY EQUIPMENT  
POOL (the pool will need a new liner)

### ADDITIONAL INFORMATION

## LOCAL TAXES

Taxe foncière: 2007 EUR

Taxe habitation: 1781 EUR

## NOTES