LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44702BWI24 Price: 465 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (445 000 EUR without fees)

Pays de Belvès. Stone built property in a quiet area with independent cottage, swimming pool, superb views.

EXCLUSIVE















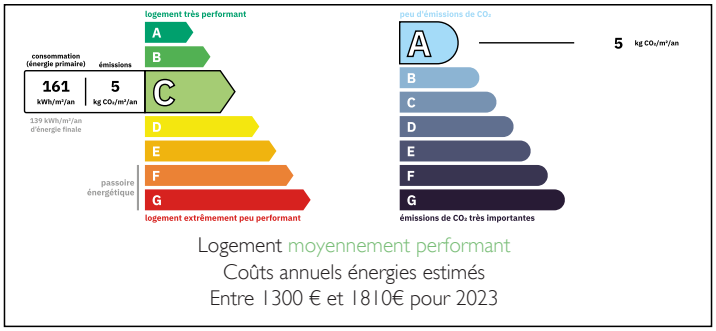
INFORMATION

Town:	Sagelat
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	13681 m2

IN BRIEF

Fully restored stone built property in beautiful countryside just 3kms from Pays de Belvès with independent cottage. This property will charm you thanks to its unique location and amazing views. Restored and in excellent condition, the house comprises three bedrooms(with the possibility to easily create a fourth), three bathrooms, two fully equipped kitchens and the added benefit of a laundry/store/games room. There is a private access to the ground floor. A real haven of peace that you will enjoy as a holiday or permanent home. Also, there is a large barn, magnificent gardens with lovely shrubs, a secluded courtyard, a wildflower meadow, a small wood, a bowling green and a golf drive. A water tank of about 50m3 which capture rainwater is used to irrigate the garden. The property is located at 3 kms from the village of...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1300 € et 1810€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **866 EUR**

NOTES

DESCRIPTION

The main house, which was originally a cottage and two barns has been completely restored. It comprises on the ground floor an entrance with a small lounge(approx. 16.30m2) with a Jotul wood stove that heats the whole house thanks to the double-glazed windows and excellent insulation. A wooden staircase leads to the master bedroom(approx. 27,60m2) with its exposed beams. An en-suite shower and toilet (approx. 4,60m2), a dressing area with large built-in wardrobes.. Steps leads from the lounge to the well-equipped country style kitchen(approx. 14m2) with oak kitchen units and worktops, solid oak flooring and exposed beams. The large living room(approx.43,25m2) with exposed beams, feature stone wall and solid oak flooring enjoys a beautiful brightness and allows access to a balcony with magnificent views of the surrounding countryside. Private access to the basement studio of about 50m2 offers flexible accommodation with tiled floors and large glass doors which is currently used as a living room, large bedroom and a bathroom, with bath and fully tiled walk-in shower with its electric heating and double glazing. An existing and protected well in the bathroom is a nice and original feature. The accommodation could equally be used as a family suite of two large bedrooms and a bathroom. On the ground floor there is a laundry/store/games room(approx. 18,70m2). The cottage(approx. 25m2) includes a well-equipped kitchen and living room, a bedroom and en-suite shower with toilet and is in excellent condition. Outside there is a barn(approx....