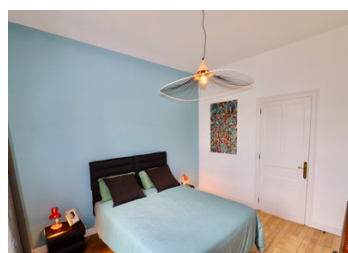
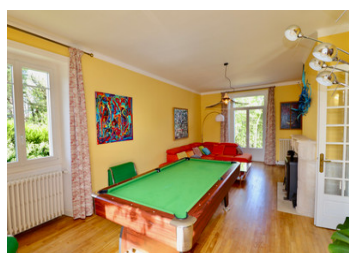


Fabulous & v. spacious 1930's 3 bed house; well renovated interior; large garden; amenities walking distance.



INFORMATION

Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	7689 m2

IN BRIEF

Fabulous 3 bed, 2 bath house, dating from the 1930s, within a 5 minute walk of the centre of the popular market town of Piégut-Pluviers (bar restaurants, shops, supermarket and year-round weekly market).

Offering high ceilings, large windows and a generous living space this property, recently and very tastefully renovated, includes a lounge with wood burner, spacious dining room, 3 well proportioned bedrooms, bureau and well equipped kitchen. Also included is an enclosed park of 2 acres with its own water source.

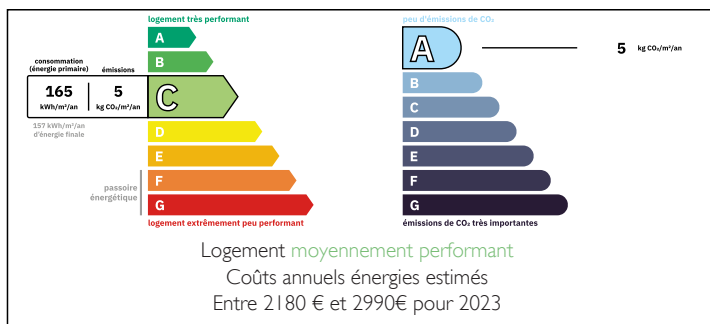
All windows are double glazed and a wood-pellet fired central heating system has recently been installed. There is a separate double garage with a gym and artist studio above.

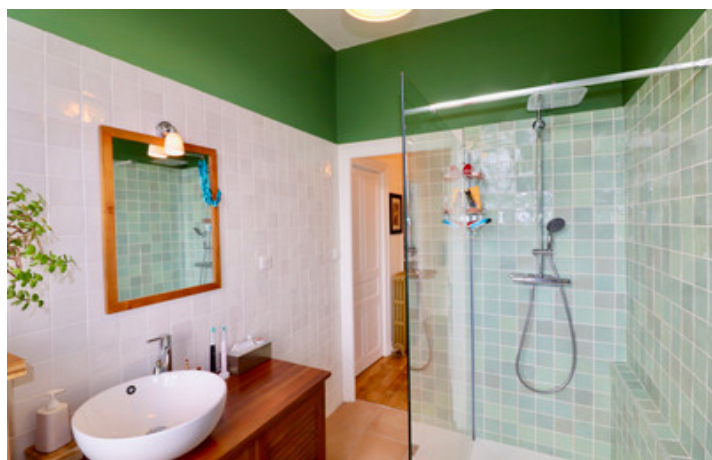
A beautiful property in a quiet location that is ready

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





DESCRIPTION

This bright and spacious property is located on a quiet residential street and boasts high ceilings, large windows and good sized rooms making it ideal as a very comfortable family home. Five minutes walking distance to shops is an added bonus.

A small flight of stone steps leads to the front door and a ground floor that comprises:

- Entrance hallway (11m²).
- Fully fitted kitchen (30m²) with small seating area, breakfast bar, front and rear views and rear terrace access.
- Lounge (32m²) with large stone fireplace with wood burner and front and rear views and terrace access.
- Bureau (15m²) with view over the front of the house.
- Utility/ laundry (14m²) with garden and terrace access.
- Under-stairs lavatory with washbasin.

A wooden staircase leads to the first floor and a landing that opens on to:

- Three bedrooms (14m², 15m² and 14m²).
- En-suite/family bathroom (14m²).
- Bathroom (6m²) with Italian shower, washbasin and lavatory.

The wooden staircase continues to an attic (80m²) that has been well insulated.

Under the house is a large basement with concrete floor where the central heating boiler (wood pellets) is located. Adjoining the basement is a wine cellar and wood storage space with a beaten earth floor.

A large terrace at the rear overlooks the large enclosed park of about 8000m² which is a mix of lawn and woodland with many trees. There is even an old stone outlet for an underground water source....

LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES