LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45049EKE24 Price: 328 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (310 000 EUR without fees)

Beautiful property with enclosed courtyard, covered terrace, barns and 2 wells, near popular Dordogne villages















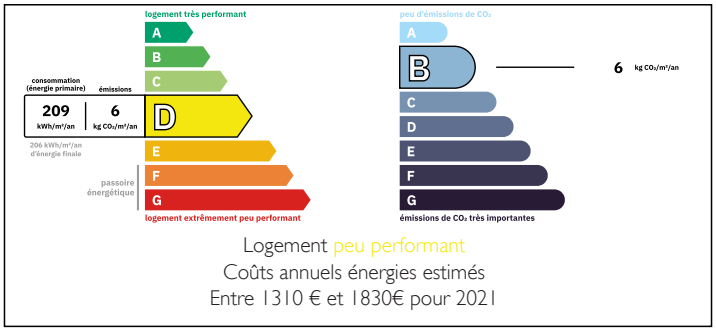
INFORMATION

Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	164 m2
Plot Size:	4396 m2

IN BRIEF

Superb property presented to a high finish. No work required. The property is ready to move into and enjoy. It benefits from solar panels, wood fuelled central heating, 2 barns, a workshop, a covered terrace with a woodburner, and an enclosed courtyard. Close to the popular villages of La Tour Blanche, Mareuil and Brantome. Must be seen to be appreciated.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1310 € et 1830€ pour 2021

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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NOTES

DESCRIPTION

Entrance is via a gated, enclosed courtyard.
On the ground floor:
The front door opens into an attractive hallway (4.5m2) with wood-effect tiled floor (which is continued throughout the kitchen, living and dining rooms) and a useful storage cupboard.
The kitchen (21m2) is homely and well-equipped with an island, stove cooker and gas hob. The worktops are beautiful, sold wood. A second entrance leads into the garden and land at the rear of the house.
The living-room (30m2) is accessed via the entrance hall and leads to the dining-room. There are doors into the courtyard. It has a woodburner and exposed beams.
The dining-room (14m2) has a door leading to the courtyard and another to a utility area.
Utility / laundry room with sink (5m2) – door to the back garden. There is a WC and WHB off this room (4m2).
First floor:
The Master bedroom (19m2), with a wooden floor, is accessed via a dressing-room / nursery (7m2).
Ensuite (7m2) – wooden floor, WC, wash-hand basin, shower.
Bedroom 2 (15m2) – wooden floor.
Second floor:
Very attractive landing area with a wooden floor and exposed beams – a lovely office / study area.
Most of this area is below 1.8m high but there is considerable usable floor space).
Bedroom 3 – wooden floor, exposed beams. (Most of this area is below 1.8m high but there is considerable usable floor space).
Bedroom 4 - wooden floor, exposed beams. (Most of this area is below 1.8m high but there is considerable usable floor space).
Master Bathroom – WC, double wash-hand...