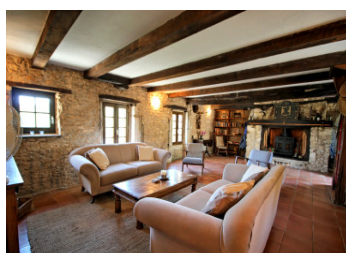


Magnificent stone house with lots of charm and authenticity, located in absolute calm with an exceptional view

EXCLUSIVE



INFORMATION

Town:	Sainte-Foy-de-Longas
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	213 m2
Plot Size:	4670 m2

IN BRIEF

Magnificent stone house with lots of charm and authenticity, located in absolute calm with an exceptional view.

The house is spread over 3 levels, including an independent apartment to renovate. It is accessed by a small country path away from the roads.

On the ground floor, there is a large living/dining room with a beautiful fireplace.

The equipped kitchen is modern and separate.

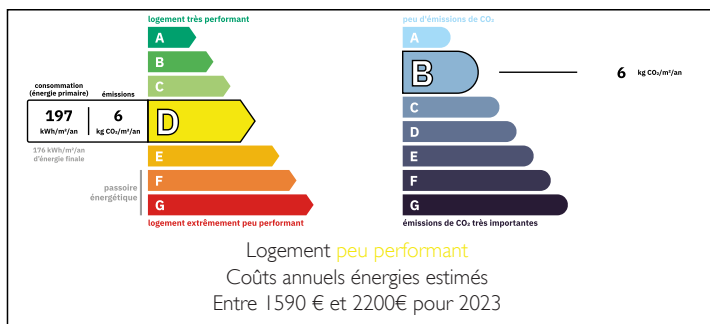
A bedroom with its own bathroom completes this level. Upstairs, there are 2 large beautiful bedrooms, one of which is en suite, and a shower room.

A terrace accessible from the outside or from the suite offers a breathtaking view.

A lovely private, fenced pool allows for moments of relaxation and fun.

A garage/workshop, a laundry room, and two garden sheds provide storage and daily organization. The house is sold furnished.

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

Beautiful stone house full of charm and authenticity, located in complete peace with an exceptional view. The house has 2 living levels, and a third level is an independent apartment in need of renovation. It is accessed by a small country lane away from the roads.

There is a neighboring house a few dozen meters away, but no direct view or disturbances.

On the ground floor, there is a large living/dining room (45m²) with a lovely fireplace fitted with a wood stove.

The room is full of character with exposed stone and old beams.

The kitchen (30m²) is modern, fully equipped, and separate. One bedroom (11m²) with its bathroom (bathtub/toilet/sink) (4m²) completes this level.

Upstairs, there is a large landing (13m²), 2 beautiful large bedrooms (25-30m²) including one en suite (bathtub/toilet/sink) and a shower room (shower/toilet/sink) (6m²).

A terrace (18m²) accessible from the outside by a staircase or from the suite offers a breathtaking view. A second terrace (25m²) with a different exposure allows you to enjoy nature and peace.

An old apartment is located on the garden level. It could easily connect with the house. It consists of an old kitchen (25m²) with a wood stove, two bedrooms (9-10m²), a room (3.5m²), a shower room with toilet (5m²), and a hallway (8m²).

A beautiful private fenced pool (10x5, chlorine with liner) offers moments of relaxation and fun.

A garage/workshop (18m²), a laundry room (5m²), and two garden sheds provide storage and daily organization.

The...

NOTES