

Beautiful stone property, steeped in character and charm, gorgeous view, pool, garden, barn.

EXCLUSIVE



INFORMATION

Town:	Quinsac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	177 m2
Plot Size:	3853 m2

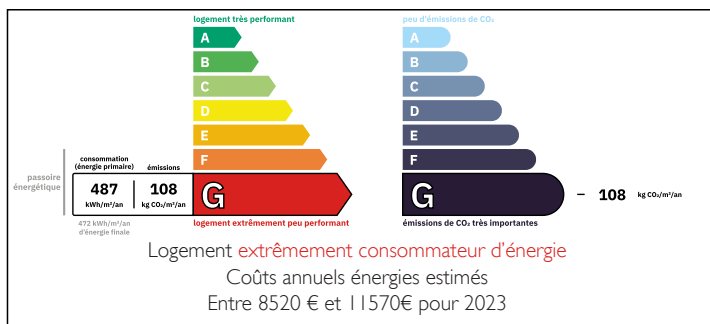
IN BRIEF

A gem in the heart of the Périgord Vert!

Character and privacy in a gorgeous stone property that retains traditional features.

This property has to be visited to be appreciated. It is set in its own grounds and, whilst not isolated, it has an ambience of calm and privacy. There are more sleeping spaces than the number of bedrooms suggests and the property has comfortably hosted a large, extended family on many occasions. Outside, there is a barn with a cool-room and separate room for the oil tank. The property also benefits from a separate workroom and a large, studio. The attractive pergola here is currently used to play table-tennis. Steps lead down to a large, in-ground pool with a second pergola covering a Summer kitchen and dining / lounging area. The garden and pool are not overlooked and benefit...

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.



LOCAL TAXES

Taxe foncière: 2826 EUR

NOTES

DESCRIPTION

Entrance to the property is through gates into a large parking area. The house and buildings are set back from the entrance and built in a way that affords privacy and shelter from the elements.

The house comprises an entrance foyer (10m²) with tiled floor and exposed stone walls.

On one side, there is the sitting-room (30.7m²) with traditional wooden beams, tiled floor and a large, attractive, open fireplace. There are stairs from this room to a mezzanine bedroom (23m²). From this bedroom, there is a dressing-room (7m²) and separate WC (1.9m²). There is also a large bathroom with a corner bath and twin wash-hand basins (10m²). The barn can be accessed via an existing doorway in the dressing-room, if the development of further rooms was desired.

Also accessed via the sitting-room is a bathroom (12m²) with bath, shower, WHB, bidet and WC. From here there is a small utility room with a washing-machine and the hot water tank.

To the right-hand side- of the entrance foyer is the kitchen (14m²). This room leads into the dining / living-room (42m²) where there are two mezzanines currently used as sleeping areas for guests. This room has a woodburner and a functioning pizza oven. It has a door leading to a lovely, secluded garden and a second door leading to the front terrace. There is also a bedroom off this room (26m²).

Outside, there is a barn (91m²) with a cool-storage room (11.6m²) and a separate room for the oil...