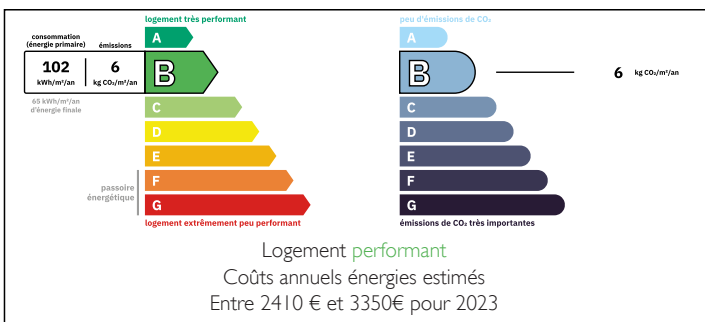


House with an outbuilding, pool, and large surrounding land



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-des-Combes
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	240 m2
Plot Size:	185039 m2

IN BRIEF

Beautiful renovated stone house full of charm and authenticity, located in the heart of an 18.5-hectare property.

You access it via a private road; the place is very private and quiet.

The house has lovely spaces and allows for single-level living.

On the ground floor, there is a large entrance hall that leads on the left to a high-quality, very bright equipped kitchen, a pantry, and a boiler/storage room. On the right, there is a large dining room, a living room with a wood stove, and two en-suite bedrooms with bathrooms (bathtub-shower-double sink-toilet), one of which has a separate dressing room.

Upstairs, there is a large landing, a room/bedroom, an office, and an en-suite bedroom with bathtub, toilet, and double sink.

A separate outbuilding serves as a garage/storage and a crafting workshop space.

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: 1368 EUR

NOTES

DESCRIPTION

Beautiful stone house renovated with lots of charm and authenticity, located in the heart of an 18.5-hectare property.

It is accessed via a 350-meter private road, mostly paved; the place is very private and quiet.

The house has bright, spacious rooms and allows for single-level living.

On the ground floor, there is a large entrance hall (16.35m²) with a separate toilet and a very beautiful staircase.

To the left, there is a recent fully equipped kitchen (30m²), high-quality and very bright, a pantry (9m²), and a boiler/storage room (28m²).

From the kitchen, you can access a first tiled terrace (20m²) for meals and breakfasts.

To the right, there is a large dining room (30.35m²), a living room (28.15m²) with a beautiful fireplace equipped with a wood stove, and two ensuite bedrooms (30-35m²) with bathrooms (bathtub-shower-double sink-toilet), one of which has a separate dressing room (9.6m²). The upstairs is air-conditioned and consists of a large landing/reading area (12.21m²), a room (12m²) that can easily be turned into a bedroom, a large office (17m²), and an ensuite bedroom (30m²) with a bathtub, toilet, and double sink.

A separate outbuilding is used as a garage (25m²) and storage space (25m²). A large sewing workshop (55m²) is equipped with double glazing, a pellet stove, and has water/electricity. The attic (60m²) can be converted by adding windows and a staircase. It could easily be turned into a second home or a holiday rental.

The pool (4x11) is...