

Elegant 3/4 bedroom family home in a central village location. Private garden, terrace with hot tub & garage.



INFORMATION

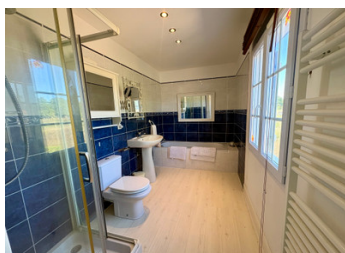
Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	3435 m2

IN BRIEF

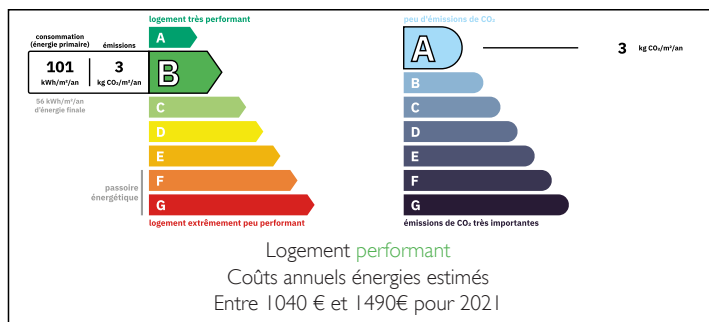
This attractive property combines a modern style with classic features and offers a flexible layout with the possibility of 3 or 4 bedrooms, depending on how the accommodation is arranged. Beautifully presented and tastefully decorated throughout, the property is ready to move into.

The house would make an ideal family home, with well-proportioned living spaces and three modern bathrooms. The flexible layout allows the accommodation to be adapted to suit individual needs.

Outside, a large terrace provides an excellent space for outdoor dining and entertaining, overlooking the well-established garden. The property is accessed via a private driveway and benefits from a double garage.



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.



NOTES

DESCRIPTION

A gravel private driveway leads to the front of this property into a stunning front driveway set in a semi circle around a beautiful central tree. The front door leads into a HALLWAY. Off the hallway is a LOUNGE 6.5m x 4.2m (27.3m²) Wooden floor and a large feature fireplace with elegant log burner. Double aspect windows flood the room with light. Leading off the lounge through double doors you enter the DINING ROOM 7m x 3.4m (23.8m²) which large enough to be used as a summer lounge. Patio doors give you great views across the garden and access the patio. The KITCHEN 3.3m x 3.7m (12.2m²) is a modern shaker style kitchen with fitted cupboards and appliances. A UTILITY ROOM 2.7m x 2.4m (6.4m²) leads off the kitchen with a door into the double GARAGE 5.7m x 5.6m (31.9m²) You also have a door from the garage that leads to the back garden. On the ground floor leading off the hallway is a BEDROOM/OFFICE 3.3m x 3.5m (11.6m²) and a modern SHOWER ROOM & WC 1.3m x 2.2m (2.8m²). Stairs lead from the hall to the first floor. At the top of the stairs in the Principle BEDROOM 4.2m x 2.7m (11.3m²) Double patio doors open onto a flat roof. An ENSUITE SHOWER ROOM 1.4m x 3.2m (4.4m²) and a walk in DRESSING ROOM 1.8m x 1.5m (2.7m²). Two further BEDROOMS. BEDROOM 2 3.6m x 2.8m (10m²) Double doors open on to a flat room BEDROOM...