LEGGETT
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Ref: A48253SGE24 Price: 130 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (120 000 EUR without fees)

Character House for Sale in Mialet, Dordogne, with Guest Accommodation, Garden and Garage















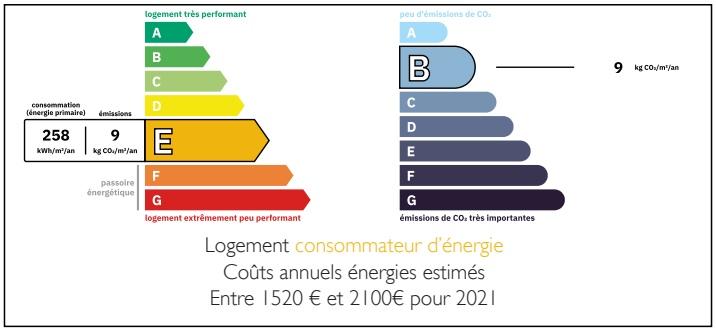
INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	99 m2
Plot Size:	686 m2

IN BRIEF

Charming character property in Mialet, in the heart of the Périgord Vert, with a garage and attractive garden. The house offers a spacious living room with a feature fireplace and corner kitchen, a large bedroom with a second fireplace, a recently renovated shower room and an additional attic bedroom. Outside, several useful outbuildings provide storage or hobby space. A former bread oven has been converted into independent guest accommodation, comprising a living room with wood-burning stove, shower room and mezzanine bedroom, ideal for visiting family and friends. The garden features fruit and nut trees, a pretty terrace and an above-ground swimming pool. Mains water and electricity. Septic tank requires upgrading. A characterful countryside home with plenty of potential.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1520 € et 2100€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

The property is accessed via a gravelled driveway, with a garage conveniently located to the right. The front door opens into an entrance hall, leading through to the main living area.

The spacious living room features an impressive fireplace that creates a real focal point. A corner kitchen is tucked neatly to one side, making good use of the space. A rear door provides direct access to the garden, and there is also a cellar beneath the house.

Upstairs, the first floor offers a generous double bedroom with another magnificent feature fireplace, adding plenty of character. There is also a recently renovated shower room fitted with a shower, washbasin and WC. A further staircase leads to an attic bedroom, providing additional sleeping space.

Outside, the rear garden includes several useful small outbuildings, ideal for storage, hobbies or a workshop. One of the property's most charming features is the old bread oven, which has been converted into separate guest accommodation. This delightful space comprises a living room with a wood-burning stove in the corner, a shower room and a mezzanine bedroom above, making it ideal for visiting family and friends or potentially for holiday accommodation, subject to any necessary permissions.

The garden extends beyond the buildings and features a lovely variety of fruit and nut trees, creating a peaceful, established setting. There is a pretty terrace area, perfect for outdoor dining and relaxing, as well as an above-ground swimming pool to enjoy during the warmer months.

Combining traditional character features,...

NOTES

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