

Property with seperate gite and swimming pool on over 2 hectares of land.

EXCLUSIVE



INFORMATION

Town:	Saint-Jory-las-Bloux
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	215 m2
Plot Size:	26380 m2

IN BRIEF

Lovely stone property with seperate gite, swimming pool and over 2 hectares of land.

The property is situated in a small hamlet in the countryside, a calm spot in St Jory Las Bloux near to Sorges and amenities, only 11 kms away, Coulaures 7 minutes drive.

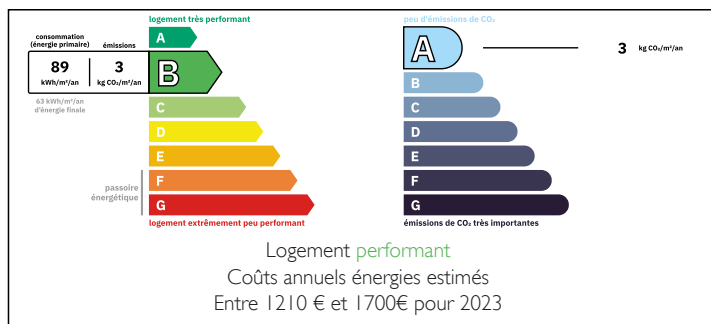
The central heating is a heat pump, there is also a woodburner, individual septic tank, double glazing and recently fitted insulation.

There are solar panels on one side of the roof which saves a reasonable amount on the electricity bills.

The house and gite are liveable straight away.



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

The main house offers around 140m² living space, composed of an entrance opening onto a living room/dining room and a fitted kitchen.

The hallway leads to the bathroom, WC, and three bedrooms.

The ground floor has around 200m² of space currently used as a garage/workshop/boiler room and storage space.

Attached to the house is a separate gite of 55m² with fitted kitchen, lounge/dining room, 2 bedrooms, shower room and WC.

Terrace with access to the above ground swimming pool.

An office area could also be transformed into a studio.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1080 EUR

NOTES