

Recently renovated country house near Sarlat with stone borie and oak forest



INFORMATION

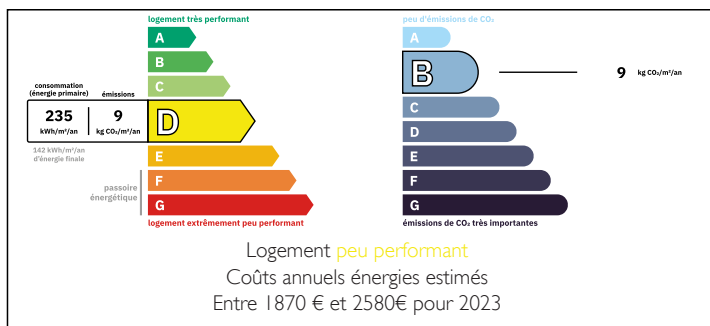
Town:	Saint-André-d'Allas
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	95 m2
Plot Size:	3000 m2

IN BRIEF

Surrounded by lovely oak forests this country property offers peaceful living without being isolated. Enjoying a spacious kitchen with a separate office plus a bedroom and bathroom on each level, the property would make a charming primary residence for a couple wishing to receive guests, or a holiday house suitable for couples travelling together.

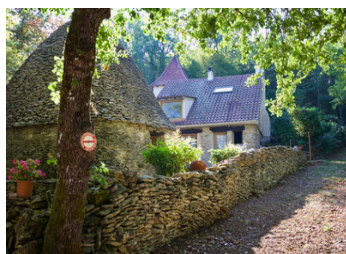


ENERGY - DPE



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 habitation: 1207 EUR

NOTES

DESCRIPTION

Recently renovated with new double glazed timber windows and doors plus new wood-effect tiled floors.

Ground floor (26m²)

Double bedroom with sitting area (14m²) and timber terrace

Stylish bathroom (9m²) with double sinks and huge Italian shower

First floor (68m²)

Kitchen/Living/Dining (35m²) with wood burner and open air timber terrace 20m²

Glassed-in covered veranda (14m²) leading to paved terrace

Double bedroom (10m²)

Bathroom with shower (4m²)

Separate toilet

Laundry (5m²)

Pigeonnier used as a wood store

Built-in outdoor barbeque

Stone borie (15m²) already converted for office use

ALL MEASUREMENTS ARE APPROXIMATE

Perigord Noir

Dordogne

Sarlat (10 kms)

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